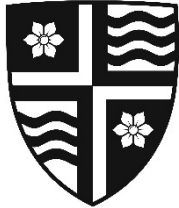


Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JUNE 12, 2017 – REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** BROOKSWOOD-FERNRIDGE COMMUNITY PLAN

**REPORT:** 17-59  
**FILE:** LRP00013

### RECOMMENDATIONS:

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300;

**That** Council give first and second reading to Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301;

**That** Council consider and confirm that Brookswood-Fernridge Community Plan Bylaw 2017 No. 5300 is consistent with the Township of Langley Financial Plan;

**That** Council consider and confirm that Brookswood-Fernridge Community Plan Bylaw 2017 No. 5300 is consistent with the Metro Vancouver Integrated Liquid Waste Water Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

**That** Council authorize staff to update the Cycling Network Plan to reflect the outcomes of the Brookswood-Fernridge Community Plan;

**That** Council authorize staff to schedule the required Public Hearing for Bylaw No. 5300;

**That** Council consider and confirm that the consultation process during preparation of the Brookswood-Fernridge Community Plan Bylaw 2017 No. 5300) is consistent with sections 475 and 476 of the Local Government Act and the Council Consultation – Official Community Plan Policy 07-160;

**That** Council acknowledge that First Nations may refer the Brookswood-Fernridge Community Plan Bylaw 2017 No. 5300 via the People of the River Referrals Office to other Sto:lo Nations, including the Katzie, Kwantlen, Matsqui and Tsawassen Nations, provided that the final date for receipt of submissions to the Township of Langley Council is 4:30 pm on the date of the advertised Public Hearing for the subject bylaw; and further

**That** Council refer Bylaw No. 5300 to other organizations and agencies, as outlined in this report, for comment.

**EXECUTIVE SUMMARY**

The Brookwood-Fernridge area has been designated as “Urban” in the Township of Langley Official Community Plan since 1979. In 1987, Township Council adopted the Brookwood-Fernridge Community Plan, which provides policies to guide urban development for the area. On April 11, 2016, Council initiated a planning and public engagement process to update the 1987 plan. The updated Plan has been prepared based on extensive community input, established policies, best practices, and technical analysis.

On May 8, 2017, a Preliminary Draft Brookwood-Fernridge Community Plan was presented to Council as a status update, prior to community consultation. Consultation on the preliminary draft plan involved feedback from the community at a Public Open House held on May 16.

Community feedback indicates general support for the updated Plan. In response to feedback received, some minor refinements have been made to the preliminary draft plan. A preferred plan has been prepared for Council consideration. Based on the Terms of Reference for the plan update, a Tree Protection Bylaw is also provided for Council’s consideration, to replace the Interim Tree Clear-Cutting Bylaw 2014 No. 5080.

The updated Plan features a new Vision and Guiding Principles that support the development of a livable and tranquil community. Building on the 1987 plan, the updated plan contains policies for land use, open space and community amenities, mobility and transportation, and utilities and services. In addition, new policies for community character, heritage preservation, the environment, and building and development design guidelines are presented.

Distinct centres are proposed with a mix of land uses and well-connected streets and trails that provide convenient and safe access to community and neighbourhood destinations. Land uses are organized around these centres to foster a complete and walkable community and retain the community’s small-town character.

A phasing strategy is incorporated in the Plan using a neighbourhood planning approach to ensure completion of more detailed analyses, as necessary; as well as provision of schools, parks, community amenities, detention facilities, and other infrastructure for a new neighbourhood is duly considered within the overall, broader, community perspective.

The Plan is consistent with the in-stream development applications in the Brookwood-Fernridge area that were previously granted third reading by Council.

**PURPOSE:**

This report provides an updated Community Plan for the Brookwood-Fernridge area for Council’s consideration of first and second reading. Other recommendations for actions to support the plan are also provided.

## **BACKGROUND/HISTORY:**

### Project Context

The existing Brookswood/Fernridge Community Plan was adopted by Council in 1987, providing for a projected population of 35,000 residents in primarily single family dwellings.

In 2011, Council directed staff to commence work on an update to the Community Plan. In 2014, after an extensive review and planning process, Council did not approve a proposed update to the Community Plan (the 2014 Plan), based on the input received at the public hearing.

On April 11, 2016, Council approved the Terms of Reference (Attachment A) for the project and directed staff to proceed with a revised process to update the Community Plan, based on a Public Engagement Strategy and in consideration of all the technical information and public input collected as part of the previous process that took place between 2012 and 2014. The Terms of Reference defined the planning area, goals, scope, work plan, and public engagement approach, and has been publically available and referenced throughout the update process.

### Preliminary Draft Community Plan

On May 8, 2017, Council received Report No. 17-48 (Attachment B), which included a status update and the Preliminary Draft Community Plan (the draft plan). The draft plan provided a new “blueprint” for accommodating approximately 39,000 residents in the entire community by 2042. Highlights of the draft plan include:

- **new Vision Statement and Guiding Principles** that support the development of a liveable and tranquil community, known for its towering conifers and small-town feel;
- **new community character** policies that cultivate a distinct character and identity through the preservation of natural features and high quality design;
- **updated land use** policies that provide contextually-appropriate housing options and allow convenient access to local commercial services;
- **updated open space and community amenity** policies that provide for 5 new elementary schools, 1 new middle school and 1 new high school as well as approximately 40 hectares (100 acres) of additional park and open space and 50 kilometres (30 miles) of new trails and greenways;
- **new heritage** policies that promote the retention of identified sites of historic significance;
- **new environment** policies that protect the aquifer, trees, wildlife habitat and streamside/riparian habitats and encourage energy and water conservation;
- **updated mobility and transportation** policies that provide a multi-modal transportation system for vehicles, pedestrians, cyclists, and transit users and bring new solutions for parking management;
- **updated utilities and services** policies that ensure the provision of adequate infrastructure and services to meet the needs of a growing community;
- **updated implementation and phasing** policies that require the preparation of a more detailed Neighbourhood Plan before development occurs; and
- **new building and development design** guidelines that integrate small town character elements, encourage the use of natural materials and incorporate crime prevention strategies.

Council received the draft community plan and endorsed the next steps, including the scheduling of a final open house on May 16, 2017.

### Feedback on the Preliminary Draft Community Plan

On May 16, 2017, the draft plan was presented to the broader community at a Public Open House to garner community feedback. Approximately 525 participants attended the event and nearly 300 online feedback forms were completed. Staff has also met with multiple residents and property owners to discuss the draft plan, listen to their views, clarify concepts and respond to questions.

A summary of all public feedback on the draft plan, as well as input collected in Phase 4 that informed the development of multi-family design guidelines, were encapsulated in a Summary Engagement Report and distributed to Council on June 8, 2017 (Attachment C). The following discussion summarizes the feedback received and refinements to the draft plan.

### **DISCUSSION/ANALYSIS:**

#### General Feedback to the Preliminary Draft Plan

Based on comments received, there appears to be general support for the draft plan. During the latest phase of community engagement and feedback, respondents provided comments (summarized in *italics* below) about specific aspects of the draft plan. Staff responses to these comments and resultant minor refinements are provided below.

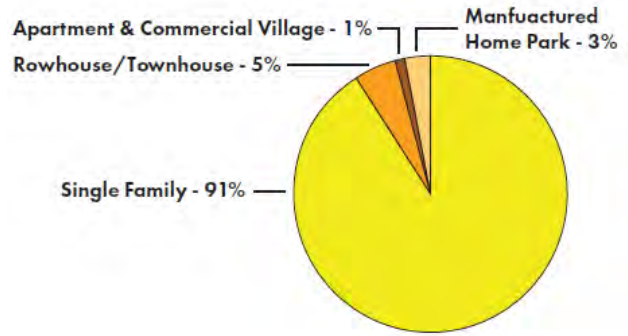
#### Community Structure and Land Use – Feedback and Response

*Feedback indicated general support for the range of housing types and densities provided; ‘fair’, ‘balanced’ and ‘reasonable’ were common sentiments. Some respondents suggested that the residential densities were too low, and that more multi-family should be added and that smaller lot sizes should be provided in lower-density single-family areas (specifically for areas designated Single Family 2 in the proposed Rinn and Glenwood neighbourhood areas). In contrast, some respondents indicated that densities in and adjacent to the community and neighbourhood centres were too high, for both single-family and multi-family land use designations.*

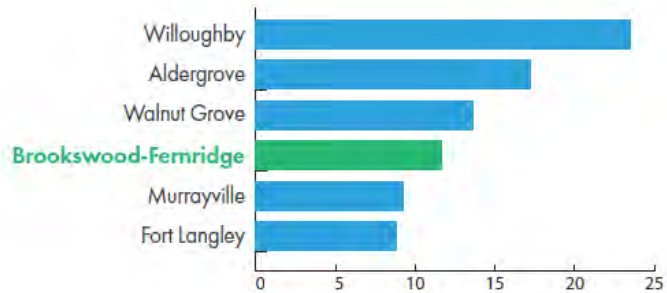
The Community Plan provides for an ultimate projected population of approximately 39,000 at build-out by 2042. A range of housing options are included in the Plan, such as single family houses and low- to medium-density forms of multi-family housing, including rowhouses, townhouses, and low-rise apartments and mixed use developments up to four storeys, to accommodate this population. Based on the population projection range of between 35,000 and 43,000 that this Community Plan Update was to explore, as stipulated in the Terms of Reference, the projection of 39,000 is essentially a mid-way point or “balanced” response to the parameters given.

Community centres, neighbourhood centres, and areas beyond the centres are the key elements that define the spatial structure of the Brookswood-Fernridge community. Community and neighbourhood centres are compact, walkable places that offer a mix of commercial uses, residential uses, and community amenities. The concept of centres promotes a well-connected and fine-grained road and trail network that improves connectivity and accessibility to daily community or neighbourhood destinations. Centres serve residents within a 10- to 5-minute walking distance, promoting walking and cycling to these commercial services and public amenities. The provision of the community and neighbourhood centres, and the designation of denser multi-family housing forms within them, are in keeping with the Regional Growth Strategy, the Township’s Official Community Plan policies, the Housing Action Plan, and best practices.

Single family development is the dominant form of land use beyond these centres, with minimum lot sizes of 7,000 ft<sup>2</sup> subject to neighbourhood planning processes. Community members throughout public engagement activities and events identified single family housing as an important contribution to the character and identity of Brookswood-Fernridge. The draft land use plan accommodates 91% of the plan area for single family (see pie chart on the right) and 5% for rowhouses or townhouses, 1% for apartment or mixed use, and 3% for manufactured home parks. Single Family 2 and 3 land use designations have minimum lot sizes of 10,000 ft<sup>2</sup> and 7,000 ft<sup>2</sup> respectively. However, the Community Plan provides flexibility through neighbourhood plans to appropriately decrease lot sizes, by applying residential cluster development to preserve and establish conservation areas and natural features such as trees and forested areas.



The Plan provides for an overall population density of approximately 11 people per acre at full build-out by 2042. As shown in bar chart on the right, the estimated population density of Brookswood-Fernridge will remain as one of the least dense communities in the Township of Langley, similar to Murrayville and Fort Langley.



In other words, a common ground approach has been presented in the draft plan, in terms of balancing the projected build-out population, the community’s desire to provide a mix of housing types and lot sizes, and the Housing Action Plan’s direction to provide multi-family residential development as part of the affordable housing equation. Accordingly, it is recommended that the community structure and residential land use designations remain as presented in the draft plan.

Potential Smaller Lot Sizes for Single Family 3 Designation – Feedback and Response

*Some respondents suggested that the proposed Single Family 3 land use designation should include more specifics around where smaller lots should be considered and directed.*

A key outcome of public engagement, and as reflected in the Vision Statement and supporting policies, was the desire to preserve mature trees and stands of trees. One of the policy tools to achieve this is through residential cluster development (Section 3.4 of the Plan). These tools work “hand-in-hand” with the way the Single Family land use designations and associated policies were structured to achieve the desired result. The intent is to explore, through future neighbourhood planning, an approach of transferring and concentrating development density on one part of a development site in order to secure increases in overall open space and tree preservation in the community. Potentially allowing for smaller lots in exchange for open space and tree preservation, policies for Single Family 3 support and balance broader community development and community planning goals of the plan.

Based on the feedback received, policies for Single Family 3 have been refined to specify the location and conditions where smaller lots would be permitted.

Cedar Creek Estates Manufactured Home Park – Feedback and Approach

*Several residents of Cedar Creek Estates have advocated for a Manufactured Home Park land use designation to provide them with more stability and security in the future.*

Housing affordability was an item raised during public engagement activities and events held throughout the planning process. The provision of a mix of housing types is consistent with the Township Official Community Plan policies and Housing Action Plan objectives to encourage affordable housing options. Furthermore, design guidelines were developed with public input to integrate context-sensitive designs of multi-family residential buildings in Brookswood-Fernridge.

The Plan recognizes the importance of retaining the existing manufactured home parks as a form of affordable housing. There are a total of 5 manufactured home parks in the undeveloped areas. In the 1987 plan, four of the manufactured home parks in the area of 24 Avenue were designated as Manufactured Home Park and the fifth one, located in the 3000 block of 200 Street (Cedar Creek Estates) was designated as Residential Single-Family.

While feedback from the residents indicated a strong preference for the property to be designated as Manufacture Home Park to reflect the current use, the draft plan designates the Cedar Creek Estates property as a mix of Single Family 3 and Rowhouse/Townhouse. The split designation reflected that a portion of the property is within the boundaries of the walkable community centre, where more dense forms of housing are identified, and to potentially facilitate a phased redevelopment of the property overtime. Also, this land use designation will facilitate future road dedications in a central area that will provide important connections to the overall road network. Furthermore, the proposed designation does not preclude the retention, or redevelopment, of the property as a manufactured home park, as the proposed density range for this designation provides for such use. Lastly, the Plan requires that redevelopment of a manufactured home park to comply with the Township’s Manufactured Home Parks – Redevelopment Policy No. 07-121.

It is recommended that the land use designations be remained as proposed in the draft plan, based on the discussion above.

Property-Specific Feedback and Approach

*Several respondents indicated that the land use designations for two properties should be changed to better reflect the actual or intended use to improve clarity – Bell Park and Fire Hall.*

The Terms of Reference stipulated that changes to land use and density would be considered in the Developed Areas of the community. However, retention of the land use designation for Bell Park – the southern portion designated as Residential Single Family – resulted in confusion in the minds of many and did not appropriately reflect the current and long term use of the properties in question. Therefore, it is recommended that the designation be changed to indicate the current and/or intended use of the properties. The properties known as Bell Park at the 20500 block of 36 Avenue have been designated as “Park and Open Space.”

Transportation Feedback and Approach

*A few respondents indicated concerns for specific roads that should not be completed/connected - 204 Street between 32 and 36 Avenue and 32 Avenue between 205 and 212 Street – or expanded to include 4 lanes – 40 and 32 Avenue.*

Throughout the public engagement process, contributors voiced their desires for more diverse transportation options within Brookswood-Fernridge. In addition to vehicles, transportation options and facilities that support cycling and walking and provision that support future public transit should be included in the Plan. Based on a high-level analysis, a robust road network, complemented with an equally robust pedestrian and cycling networks as reflected in the greenways, trails and cycling routes in the Community Plan, is required to service and support the projected population and land uses in the Community Plan.

For the road network portion, the proposed Community Plan is generally consistent with the recommendations of the Township's Master Transportation Plan. Based on a high-level technical review, the community requires a highly interconnected and integrated road, cycling, pedestrian and transit supportive network to facilitate efficient movement of people and goods within Brookswood-Fernridge area and areas beyond, based on the proposed network. Eliminating or not providing this full network in its entirety overtime, as the community builds-out, will contribute to problems of congestion elsewhere in the community and undermine the effectiveness, efficiency and choices of the overall transportation system.

Through neighbourhood planning processes, additional collector and local road networks will be identified to effectively provide for and manage a variety of modes of travel internal to the community. Also, based on high-level technical analysis, an additional north-south lane will need to be considered outside the community plan area, likely east of Brookswood-Fernridge. An appropriate range of options and technical analysis will be included as part of a future update to the Master Transportation Plan. The cycling routes identified in the proposed Community Plan are generally consistent with the Township's Cycling Network Plan, with the exception of a change of the 'Paved Shoulder' bike facility from 205 Street to 204 Street, between 32 and 36 Avenues, and a shift westward of the 'Off-Street Trail' along 204 Street, between 24 and 32 Avenues. Proposed amendments to the Township's Cycling Network Plan will be incorporated upon adoption of the Brookswood-Fernridge Community Plan.

#### Other Community Plan Refinements

Based on further review and policy analysis, staff also propose the following minor amendments to the Draft Community Plan:

- corrected spelling and grammatical errors, revise selective phasing to strengthen and clarify policy yet without changing intent, and added inspirational pictures and illustrations;
- added new policies to provide some limited residential infill opportunities for areas that front the west side of 208 Street, between 28 and 32 Avenues;
- included a new policy to direct on-going enhancement of recreation centre facilities in the community;
- refined aquifer and water policies for clarity purposes;
- amended Development Permit Area (DPA) policies for Farmland Protection (DPA C) and Energy and Water Conservation and Reduction of Greenhouse Gas Emissions (DPA D);
- Land use designation change from 'Single Family 1' to 'Single Family 2', for a property located west of 21 Avenue and 198 Street; and
- revised conservation areas in the Developed Areas as illustrated on Maps 1, 2, 3 and 4.

OCP Amendment Bylaw (Bylaw No. 5300)

Bylaw No. 5300 amends the Township of Langley OCP by replacing the existing Brookwood/Fernridge Community Plan (and the subsequent amendments thereto) with the updated Brookwood-Fernridge Community Plan. In addition, Bylaw No. 5300 updates text references in the OCP to the updated Community Plan and amends Map 3 of the OCP by adding a new Community Centre at 200 Street and 32 Avenue (consistent with the updated plan).

Brookwood-Fernridge Tree Protection Bylaw (Bylaw No. 5301)

One of the key values expressed through the public engagement for this update process was the aspiration to preserve mature trees and forested areas, particularly for coniferous trees. In response, a suite of policies to preserve and plant trees is recommended, including:

- riparian and habitat protection areas;
- greenways and trails networks, including consideration of modified road and greenway standards to retain trees, where feasible and appropriate;
- edge planning provisions along the urban/Agricultural Land Reserve boundaries;
- wildlife patches and corridors;
- parks and open spaces;
- residential cluster development, as described above; and
- a proposed Tree Protection Bylaw.

Currently, there is an Interim Tree Clear-Cutting Bylaw No. 5080 (interim bylaw) that was adopted by Council in 2014 to prohibit tree clear-cutting until the Community Plan has been updated.

The proposed Brookwood-Fernridge Tree Protection Bylaw No. 5301 replaces the interim bylaw, and would prohibit tree clear-cutting on properties with development potential on a permanent basis by allowing property owners on parcels less than 0.8 hectare (2 acres) to remove a maximum of two trees per year and property owners on parcels equal to or greater than 0.8 hectare (2 acres) to remove a maximum of four trees per year, unless otherwise subject to the requirements of the Township of Langley Subdivision and Development Servicing Bylaw as part of a development application process. The proposed bylaw strives to balance the public benefits associated with retention of trees and a land owner's right to have enjoyment of their property.

The proposed bylaw applies only to undeveloped properties in Brookwood-Fernridge (as shown on Schedule A of Bylaw No. 5301), which include properties in the Undeveloped Areas other than existing schools, parks, and institutional uses, designated manufactured home parks, and larger properties with limited development potential under the Community Plan.

The proposed Tree Protection Bylaw works "hand-in-hand" with the other policies noted above, as it generally protects the removal of trees until such time as neighbourhood planning is completed and development applications have been considered and approved.

**Financial Implications**

Pursuant to Section 882 of the *Local Government Act*, Council must consider Official Community Plan (OCP) amendments in conjunction with its five-year Financial Plan (both operating and capital). This section identifies financial implications of the proposed OCP amending bylaw for the Brookwood-Fernridge Community Plan.



### Capital Plan

The Township's five-year capital plan, which is reviewed and updated annually, provides for new infrastructure and community amenity capital projects. Any new infrastructure that is required as a result of growth is funded by development directly through Development Cost Charges (DCCs), except for small assist factor of 1% of project costs as required through the applicable legislation and park construction components, which are 50% funded through DCCs).

As part of Corporate Asset Management Policy No. 03-839, new infrastructure will require increases to operating and maintenance budgets to meet existing service levels and maximize the useful life of these assets. Requirements will be addressed in the preparation of the Township of Langley Financial Plan updated annually.

Neighbourhood Plans will be prepared that identify infrastructure needs in more detail. Implementation of some form of community amenity charges and/or Greenway Amenity Zoning Policy is anticipated for each neighbourhood to fund amenities such as greenways and wildlife patches.

### User Pay Utilities Operating Plan

It is expected that the proposed amendments will impact the User Pay Utilities Operating Plan. Specific impacts will be addressed in respective 5-year financial plans. In terms of water, sewer and solid waste, user fees applied to each participating property would be used to fund ongoing operating, distribution, collection and disposal costs. The level of user fees is reviewed annually to ensure that such costs can be covered and to ensure that the fees contribute towards future capital infrastructure renewal and replacement.

### Universal Services Operating Plan

In terms of the Universal Services Operating Plan, which provides for on-going transportation, stormwater, fire, police, parks, recreation, and general government services and costs, all development incrementally adds to the need for increased services/costs. For example, as the population increases additional policing resources need to be added. Specific impacts will be addressed in respective 5-year financial plans.

Property tax revenue is expected to pay for the majority of on-going general costs and services. The proposed OCP changes would result in new assessed property values and related additional property tax revenue, which would, in turn, be used for any associated increased operating costs, to minimize any overall property tax impact.

### Cumulative Impact of OCP Changes and Related Development

Successive OCP changes have a cumulative impact on the Township's Financial Plan. For example, when growth reaches a certain point new facilities and staff resources are required. Needs brought on by the cumulative impact of growth are addressed through the annual planning processes, including departmental spending requests reviewed and approved by Council.

### Summary

In summary, capital costs of the infrastructure needed to support growth will, for the most part, be secured through DCCs. It is expected that the proposed OCP amendments will impact the Township's long term operating and maintenance plans and related financial budgets. Such impacts will be addressed in more detail as part of future engineering and financial studies to accompany the land use plan, prior to final adoption of related neighbourhood plan bylaws. In addition, specific financial impacts will be addressed in future 5-year financial plans, as developments take place over time.

## Waste Management Plans

After first reading of an OCP bylaw, Council must consider the Plan in conjunction with any waste management plan that is applicable in the municipality.

Metro Vancouver approved the Integrated Liquid Waste and Resource Management Plan in 2010 to manage wastewater and rainwater runoff and snowmelt. The plan is designed to protect the region's livability and environmental quality and outlines steps needed to enhance the current system as population increases. The goals of the plan are to:

- Protect public health and the environment by managing sanitary sewage and stormwater at their sources and providing wastewater collection and treatment services protective of the environment;
- Use liquid waste as a resource for recovery of energy and materials which have nutrient value; and
- Encourage effective, affordable and collaborative management, including innovative alternative approaches to traditional treatment systems.

As Brookwood-Fernridge develops, it will be serviced with municipal sanitary and stormwater systems in conformity with the Integrated Liquid Waste and Resource Management Plan.

In 2010, Metro Vancouver also approved the Integrated Solid Waste and Resource Management Plan. This plan was based on the avoidance of waste through an aggressive waste reduction campaign and recovery of materials and energy from the waste that remains. The Integrated Solid Waste and Resource Management Plan has four goals, namely to:

- Minimize waste generation
- Maximize reuse, recycling and material recovery
- Recover energy from the waste stream after material recycling
- Dispose of all remaining waste in landfill, after material recycling and energy recovery

The Plan's goal is to achieve a regional diversion rate of 70%, through waste reduction and recycling. Waste from Brookwood-Fernridge will be collected and disposed of or recycled in accordance with the Solid Waste Management Bylaw 2016 No. 5200.

## CONCLUSION

The updated Brookwood-Fernridge Community Plan charts a new course for the future of this distinct community. It is the "blueprint" for guiding growth and change in the area over the next 25 years, in concert with identifying infrastructure and services necessary to support this growth and change. Based on feedback on the preliminary draft plan, staff recommends first and second reading of the Community Plan bylaw and associated bylaws. Subject to Council's consideration of first and second reading of the Community Plan bylaw, a public hearing will be scheduled to receive further public input.

To meet the requirements of the *Local Government Act* and to comply with the Council Consultation – Official Community Plan Policy 07-160, the draft Brookswood-Fernridge Community Plan will be referred to the Agricultural Land Commission, City of Langley, City of Surrey, Fraser Health Authority, First Nations, Metro Vancouver, TransLink, Ministry of Agriculture, School District No. 35, as well as utility companies prior to the Public Hearing.

Respectfully submitted,

Russell Nelson  
 SENIOR LONG RANGE PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

<b>CONCURRENCES</b>	
<b>Division / Department</b>	<b>Name</b>
Finance Division	K. Sinclair

- ATTACHMENT A      Brookswood-Fernridge Community Plan – Project Terms of Reference
- ATTACHMENT B      Council Report No. 17-48 presented on May 8, 2017:  
                              Brookswood-Fernridge Community Plan Update
- ATTACHMENT C      Phase 4 Engagement Summary Report

## **BROOKSWOOD-FERNRIDGE COMMUNITY PLAN MINOR UPDATE (2016 – 2017)**

### **Terms of Reference**

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#### **1.0 INTRODUCTION**

Since 1979 the Brookswood-Fernridge area has been designated for “Urban Growth” in the Township of Langley Official Community Plan. In 1987, Township Council adopted the Brookswood/Fernridge Community Plan, which provides a long term vision for an urban community and policies to guide future development. In January 2016 Council directed staff to proceed with a “Minor Update” to the Community Plan, based on the research, input and information collected to date, for completion of the Undeveloped Areas, as delineated on Map 1, found below.

#### **1.1 Purpose of a Community Plan**

Forming part of the Township’s Official Community Plan, a Community Plan sets out the vision, objectives and planning policies to guide change and development in a community over the next 20 to 25 years. A Community Plan provides an overall development design framework for the area, an estimate of the future population and establishes policies related to land use, environmental protection, heritage resources, community facilities, transportation and infrastructure. The preparation of more detailed Neighbourhood Plans, which apply to portions of a Community Plan area, must be consistent with the policies as delineated in the Community Plan.

#### **1.2 Purpose of this Document**

This document outlines the Terms of Reference defining the Brookswood-Fernridge Community Plan update. The purpose of the Terms of Reference is to provide a clear understanding of:

- The focused planning area for the Community Plan minor update;
- The goals and scope of the Community Plan minor update;
- The public engagement and stakeholder consultation approach for the Community Plan minor update;
- The process, schedule and deliverables for the Community Plan minor update; and
- The key components that will comprise the updated Community Plan.

#### **2.0 BACKGROUND**

The existing Brookswood-Fernridge Community Plan was adopted by Council in 1987. At that time, the ultimate population of the area was projected at about 35,000 residents. A Neighbourhood Plan, referred to as “B1” (northeast corner of the Community Plan area north of 43 Avenue and east of 208 Street) was adopted in 1992, allowing for some development in that area. Between 1998 and 2000, Council approved start of 3 other Neighbourhood Plans, referred to as B2, B3 and B4, subject to resolution of servicing issues. However, these were not completed due to the significant servicing challenges and related costs.

At a meeting on June 7, 2004, Council confirmed the need to update the existing (1987) Brookwood/Fernridge Community Plan with respect to land use, density, staging, servicing, environmental, school and park sites and financial management matters, prior to approving any new development in the area not currently zoned for urban development.

In May 2011, in response to a petition from landowners and residents in the area, Council directed staff to proceed with a process to update the Community Plan, consistent with the 2004 resolution. In March 2014, after an extensive review and update process, Council did not approve a proposed update to the Community Plan (“the 2014 Plan”), based on the input received at the public hearing.

Subsequently in April 2014, Council directed staff to undertake another update of the Brookwood/Fernridge Community Plan, taking into consideration all of the information and public input collected to date.

In March 2015, Council received a report with five options regarding the Brookwood/Fernridge Community Plan update and deferred decision until after the Mayor’s Standing Committee on Public Engagement had concluded its work and presented its findings to Council. In November 2015, the work of the Mayor’s Standing Committee on Public Engagement was completed and its findings were presented to Council. This allowed Council to reconsider the March 2015 options report.

In January 2016 Council directed staff to proceed with a “Minor Update” to the Brookwood/Fernridge Community Plan for completion of the undeveloped areas, based on an engagement strategy as approved by Council and in consideration of all the information and public input collected as part of the previous (2014) update process.

### **3.0 PLANNING AREA**

Brookwood-Fernridge is located in the southwest area of the Township. Generally, it is bounded by 44 Avenue/the City of Langley to the north, Murray Creek/210 Street/208 Street to the east, 20 Avenue/16 Avenue to the south, and 196 Street/the City of Surrey to the west (see Map 1 below).

Generally, the developed areas of Brookwood-Fernridge include:

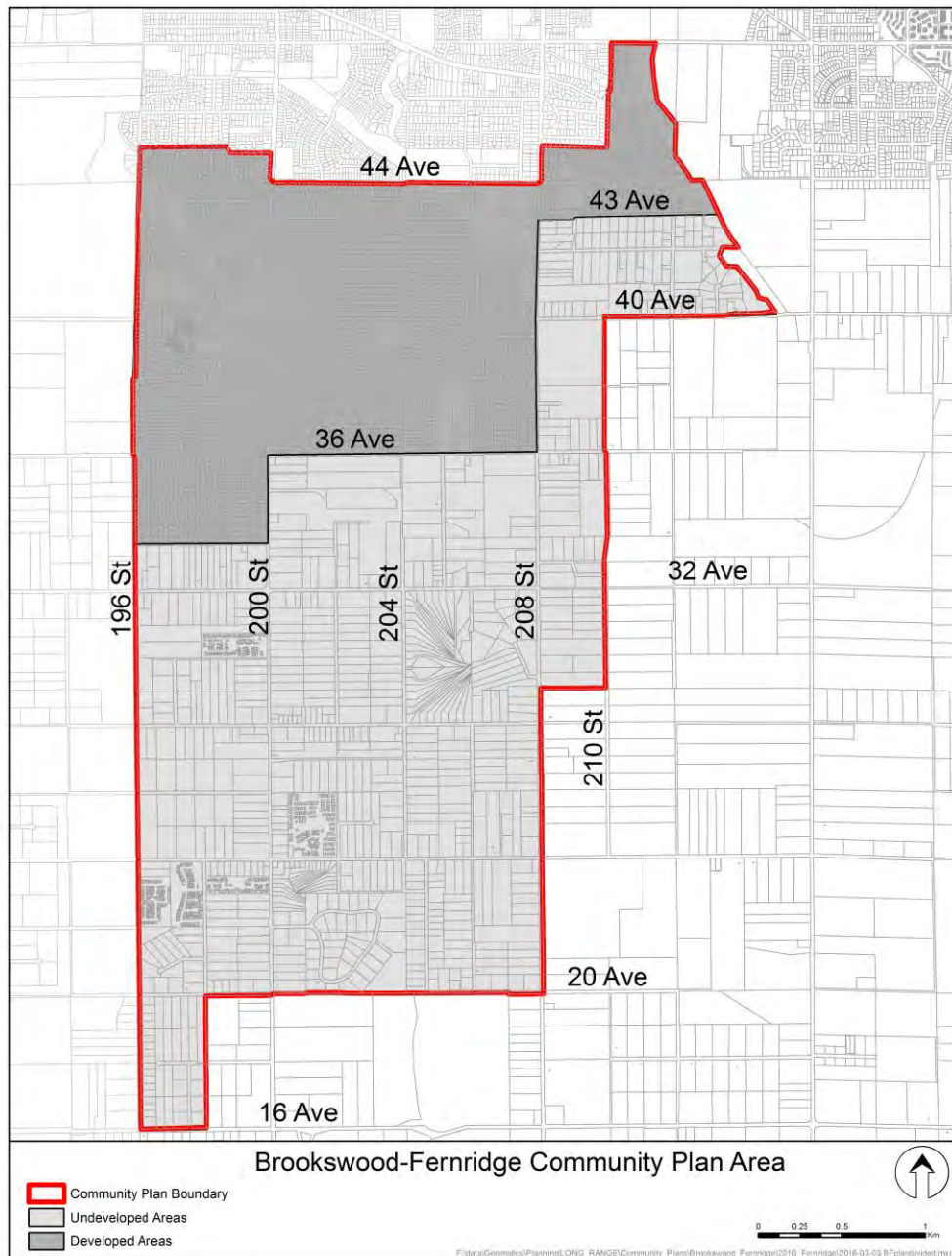
- Quarter-acre Lots: The first area is bounded by 44 Avenue (north), 208 Street (east), 36 Avenue (between 200 Street and 208 Street), 33A Avenue (between 196 Street and 200 Street), and 196 Street (west). The lots in this sub-area are generally one-quarter acre in size and generally serviced by privately maintained septic systems.
- Brookwood-Fernridge Phase 1: The second area is bounded by 45 Avenue (north), Murray Creek (east), 43 Avenue (south), and 208 Street (west). The lots in this sub-area are about 7,000 square feet (650 square metres) in size and are serviced by a Township-maintained sewer main.

Generally, the undeveloped areas of Brookwood-Fernridge include:

- The area bounded by 43 Avenue (north), Murray Creek (east), 40 Avenue (south), and 208 Street (west).
- The area bounded by 40 Avenue (north), 210 Street (east), 29 Avenue (south), and 208 Street (west).

- The area bounded by 36 Avenue (north), 208 Street (east), 20 Avenue (south), and 200 Street (west).
- The area bounded by 33A Avenue (north), 200 Street (east), 20 Avenue (south), and 196 Street (west).
- The area bounded by 20 Avenue (north), 198 Street (east), 16 Avenue (south), and 196 Street (west).

**Map 1: Brookwood-Fernridge Community Plan Area**



### 3.1 Community Context

Brookwood-Fernridge has a population of approximately 13,000 people. The community is approximately 14 square kilometres in size and it overlaps three major drainage basins: the Little Campbell River, Anderson Creek, and Murray Creek. The landscape is generally flat, with steep slopes along some river banks. These waters flow in a northwesterly direction and connect to the Nicomekl and Campbell Rivers and ultimately flow into Boundary Bay and Semiahmoo Bay. The area has a suburban or semi-rural character with many second growth forested areas, parks and open space and many historic features.

Existing land use in Brookwood-Fernridge is largely residential, comprised of single-family lots which vary in size from 700 to 1,000 square metres (7,000 to 10,000 square feet) in the north to multi-acre parcels in the east and south, as well as six manufactured home parks. Public facilities include a secondary school, three elementary schools, a seniors' centre, recreation centre, library, community police office, fire hall, community association, cemetery, and several places of worship. Private facilities include a large rod-and-gun club adjacent to the secondary school in the northeast and an equestrian club.

The community currently has access to a number of Township Parks including the Noel Booth Community Park, the Langley Passive Park, the Brookwood Skate Park, and three other neighbourhood parks. Twenty one hectares (52 acres) of municipal park provide access to two unique natural areas. The existing George Preston Recreation Centre provides access to ice for skating and curling as well as multi-purpose meeting space.

Brookwood-Fernridge is currently supported by three local retail service areas. The largest, Brookwood Village, is located at 40 Avenue and 200 Street, and provides approximately 18,000 square metres (200,000 square feet) of local retail to the community. There are two smaller commercial centres in the community, located at 40 Avenue and 208 Street and at 24 Avenue and 200 Street, providing a combined 9,000 square metres (96,000 square feet) of additional floor space for retail and service commercial uses.

### 4.0 POLICY CONTEXT

The plans, policies and initiatives that shall be considered during the Brookwood-Fernridge Community Plan update include the following:

Regional Growth Strategy: In 2011, the Greater Vancouver Regional District Board adopted the Metro Vancouver Regional Growth Strategy (RGS). The Brookwood-Fernridge area is designated 'General Urban,' with the exception of two (2) lots at the northeast corner of Community Plan area, which are designated "Agricultural" and located within a Special Study Area.

Sustainability Charter: In 2008, Township Council adopted a vision to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically and environmentally balanced. The Sustainability Charter sets out a series of social/cultural, economic and environmental goals.

Climate Action Charter: In 2008, Council became a signatory local government to the province's Climate Action Charter committing to creating complete, compact, energy efficient neighbourhoods that are less reliant on the automobile.

Township of Langley Official Community Plan: The Township's Official Community Plan is a general statement of the broad objectives and policies to guide the growth and development of the entire municipality. The Official Community Plan emphasizes the need for each community to be designed to provide:

1. A mix of land uses (residential, commercial, industrial, institutional and recreational);
2. A mix of housing types (single family, duplexes, townhouses and apartments);
3. A variety of tenures (fee simple, strata and rental); and
4. A variety of transportation modes (pedestrian, bicycle, transit and automobile).

Housing Action Plan: In 2013, Township Council endorsed the Housing Action Plan to guide decision-making related to market and non-market housing. There are four key components to the Housing Action Plan, set out as a series of objectives, each with short, medium and long-term actions by the Township of Langley.

Age-Friendly Strategy: In 2014, Township Council approved the Age-Friendly Strategy to help the Township meet the needs of its older residents, while providing a physical and social environment that works for all ages.

Manufactured Home Park Redevelopment Policy: In 2015, Township Council updated the Manufactured Home Park Redevelopment Policy. The Policy states, among other items, that community plans must consider the need for manufactured home parks as a residential land use.

Wildlife Habitat Conservation Strategy: In 2008, Township Council adopted a strategy to ensure long term planning and management of wildlife habitat by incorporating wildlife planning concerns into the planning process.

Anderson Creek Terrain Stability and Channel Morphology Assessments, 2006; Anderson Creek Geotechnical Review, 2012; and Anderson Creek Slope Stability Assessment, 2016 (in progress): Due to erosion concerns and bank instability, the Township initiated a geotechnical study of lands adjacent to Anderson Creek. The study is revisited from time to time and an updated report is produced. The study area is limited to Anderson Creek mainstem (including north and west branches) north of 36 Avenue, which is within the Brookswood-Fernridge Community Plan area. The 2006 report and 2012 and 2016 updates contain site specific and general recommendations for mitigating potential slope instability that could result from future development.

Anderson Creek Integrated Stormwater Management Plan: In 2014, an Integrated Stormwater Management Plan (ISMP) was completed by the Township of Langley and the City of Surrey to provide direction on preserving and improving the overall health of the Anderson Creek watershed while balancing and integrating the requirements of land use planning, stormwater engineering, flood and erosion protection, and environmental protection. Approximately 835 ha (2,063 ac) of the Brookswood-Fernridge area is located within the Anderson Creek watershed.

Fernridge Integrated Stormwater Management Plan: In 2014, an Integrated Stormwater Management Plan (ISMP) was completed by the Township of Langley to provide direction on preserving and improving the overall health of the Little Campbell River watershed within the Fernridge Study Area while balancing and integrating the requirements of land use planning, stormwater engineering, flood and erosion protection, and environmental protection. Approximately 506 ha (1,250 ac) of the Brookswood-Fernridge area is located within the Anderson Creek watershed.



Water Management Plan: In 2009, Council adopted a Water Management Plan that provides a series of recommendations to better protect aquifers in the Township from overuse and contamination. Nearly all of Brookswood-Fernridge is located above the Brookswood Aquifer.

Groundwater Supply Development Plan Phase 1 (in progress): In 2016, the Township commissioned a Township-wide study aimed at identifying appropriate long term and sustainable water supply options with minimal impacts on the environment and local aquifers. Potential source water options that will be evaluated include the use of aquifer recharge and storage techniques, installation of radial collector wells in strategic locations, new production wells in aquifers with a steady recharge source, and increased utilization of regional water supplies.

Master Transportation Plan: In 2009, Council adopted a Master Transportation Plan that guides the orderly long term development of the Township's transportation system in an effective and economical manner that accommodates future population and employment growth and change for different modes of travel such as vehicles, commercial trucks and transit, as well as active modes such as walking and cycling.

## 5.0 GOALS FOR THE PLANNING UPDATE PROCESS

The following goals will guide the Community Plan "Minor Update" process:

1. Establish the vision, objectives and planning policies for the Undeveloped Areas to guide the development of a liveable and sustainable community that balances the values, perspectives and character of the community with its responsibility as part of the Township and the Region. The updated plan and the associated policies should strive to be consistent and fit within the broader context of the Regional Growth Strategy, the Official Community Plan, Township strategies, policies and other initiatives.
2. Communicate, involve and engage, through a variety of means, residents, property owners, business operators, non-profits and community service groups, building and development industry representatives, other levels of government and the broader public in the rural surrounds to participate in creating and reviewing plan update proposals. Ensure that the opinions of both those in the directly affected area and those in the wider community and rural surrounds are sought.
3. Update and revise the land use plan and the supporting land use policies of the 2014 Plan for the Undeveloped Areas, as delineated on Map 1 above, with the aim of accommodating an appropriate population projection for the entire Brookswood-Fernridge community.

## 6.0 PROJECT SCOPE

This project will include the following elements as the basis for updating the current Brookswood/Fernridge Community Plan (adopted in 1987):

1. Update the 'Introduction' section of the 2014 Plan to be consistent with and conform to the resulting post-process revisions to the 'Plan Objectives', 'Policies' and 'Development Permit Areas' sections of the Plan;

2. Update and revise the ‘Vision’ and ‘Guiding Principles’ of the 2014 Plan, through further public and stakeholder engagement, which reflects Council guidance to maintain the existing land use and development density in the Developed Areas and to provide opportunities for growth and redevelopment in the Undeveloped Areas, as delineated on Map 1 above;
3. Update and revise the land use plan and supporting land use policies for the Undeveloped Areas only of the Brookswood-Fernridge Community Plan, as delineated on Map 1 above, through:
  - ✓ Consideration of the background information and technical analysis used in the formulation of the 2014 version of said Community Plan; and
  - ✓ Consideration of public input obtained from the previous Brookswood-Fernridge Community Plan update process ending in 2014 and further public and stakeholder engagement,

that addresses and conforms to all aspects of the project scope for this “Minor Update” and which may include, but not limited to:

- ✓ An increase in the single family land use designations in the Undeveloped Areas;
- ✓ A decrease in the density of the single family land use designations in the Undeveloped Areas;
- ✓ A decrease in the multi-family land use designations in the Undeveloped Areas; and
- ✓ A decrease in the density of the multi-family land use designations in the Undeveloped Areas;

for the purpose of establishing an appropriate balance between the 1987 and 2014 overall ultimate population projections for the entire Brookswood-Fernridge community;

4. Update and revise the heritage, environment, transportation and circulation, and servicing policies and associated maps of the 2014 Plan, to be consistent with and conform to the land use policies for the Undeveloped Areas and the vision and guiding principles for the Developed Areas, as delineated on Map 1 above;
5. Update the implementation and phasing sections of the 2014 Plan such that future neighbourhood plan boundaries shall be entirely located within the Undeveloped Areas, as delineated on Map 1 above;
6. Review and update the Development Permit Areas and associated guidelines for form and character within the Developed (does not include changes to density or land use) and Undeveloped Areas of the Brookswood-Fernridge Community Plan;
7. Review and update the Development Permit Area guidelines for tree protection within the Developed (does not include changes to density or land use) and Undeveloped Areas of the Brookswood-Fernridge Community Plan, with consideration of the provisions of the Interim Tree Clear-Cutting Bylaw 2014 No. 5080;
8. Review and update the Development Permit Area guidelines for farmland protection within the Developed (does not include changes to density or land use) and Undeveloped Areas of the Brookswood-Fernridge Community Plan; and

9. Consider Development Permit Area guidelines for the promotion of energy conservation and greenhouse gas emission reduction within the Developed (does not include changes to density or land use) and Undeveloped Areas of the Brookswood-Fernridge Community Plan.

The Brookswood-Fernridge Community Plan ‘Minor Update’ will NOT include the following elements:

1. Changes to land use and supporting land use policies of the current (1987) Brookswood-Fernridge Community Plan within the Developed Areas, as delineated on Map 1 above, excluding those specified as part of the project scope; and
2. Further public engagement on aspects of the 2014 Plan, other than those specified above.

## 7.0 PUBLIC AND STAKEHOLDER ENGAGEMENT

An extensive and comprehensive public and stakeholder engagement program is key to a successful planning process and the development of a robust and publically-supportable community plan. The engagement program, which follows the parameters of Council OCP Consultation Policy 07-621 and integrates the recommendations of the Public Engagement Strategy for Planning and Development (endorsed by Council on March 21, 2016), will include four primary goals:

1. Involve as many citizens and interested individuals as possible within time and resource parameters;
2. Engage property owners and citizens in a dialogue and to incorporate their input into the process;
3. Provide a variety of ways for property owners and residents to participate in creating and reviewing ideas and options; and
4. Ensure that Council, before making decisions, is made aware of the range of community opinion, technical material, and any other necessary information.

To realize these goals, a multi-pronged engagement approach will be applied to the Community Plan update process and will include consultation with the following:

- General Public
- Community Planning Team (CPT)
- External Agencies and Township Advisory Committees (Liaison & Referrals)

As noted in the Project Scope, the public and stakeholder engagement will be focused on the land use plan and supporting land use policies for the Undeveloped Areas, as delineated on Map 1 above.

## 7.1 General Public

The general public, who is comprised of residents and property owners within the Brookswood-Fernridge area and rural surrounds, business owners, workers and other interested individuals, will have multiple opportunities to become and stay informed and contribute and involve themselves in the update planning process. The community will have multiple opportunities that include, at a minimum, engagement through:

- ✓ Four (4) public open houses with opportunities to provide written feedback at the event and online after the event;
- ✓ Community dialogue sessions, that involve a series of small group conversations and discussion regarding specific community issues and opportunities, sharing of perspectives and clarifying misconceptions and misinformation;
- ✓ Gleaning information about the update process from the project webpage and subscribing to a Brookswood-Fernridge Community Plan update e-mail list;
- ✓ Interactive online engagement tools (such as MetroQuest) for the public to provide input and prioritization ideas, opportunities and options; and
- ✓ Public workshops that involve a series of small group meetings with specific objectives, such as, but not limited to, providing feedback on the draft vision statements, guiding principles and land use options.

In preparation for these public events, a variety of communication methods will be applied in order to raise community awareness of the pending events, which may include the following:

- ✓ Newsletter/flyer/postcard to each household and business (including non-profit and institutional providers in the area) and property owners (both commercial and residential) within the community and rural surrounds;
- ✓ Newspaper advertisements that announce upcoming events;
- ✓ Subscribers to the Community Plan email subscription list will be sent information regarding the upcoming events and receive additional reminders on the days leading up to the event;
- ✓ Posters will be placed at public facilities/venues and businesses, as appropriate;
- ✓ Announcements of the events in church Bulletins, school newsletters and Parent Advisory Council publications;
- ✓ Printed copies of the newsletter at the local Library Reference Desk and George Preston Recreation Centre;
- ✓ Township's project webpage for the Brookswood-Fernridge Community Plan update;
- ✓ Community signage in select locations to provide clear notification of the process and public engagement events; and
- ✓ Postings on the Township's Facebook and other social media, as appropriate.

## 7.2 Community Planning Team

A Community Planning Team (CPT) will be formed and exist for the length of the planning process, and will provide critical input, active involvement and important contributions throughout the Community Plan update process. The members will represent various stakeholder individuals and groups, including non-profit community associations, resident representatives, business and property owners, the development community and environmental groups. Their specific task will be to assist staff in generating and evaluating a range of opportunities into options for the general public's consideration and comment.

Engagement with the CPT over the length of the planning process will be accomplished through participation in roughly six to eight evening meetings. Attendance and contributions at the other open house events would also be encouraged. The CPT will serve as valuable contributor to the completion of the Community Plan update, will provide critical input, active involvement and important contributions to planning process and to comment on project deliverables throughout the process.

## 7.3 External Agencies and Township Advisory Committees

The following external agencies and Township advisory committees will be advised of and invited to participate in the planning process:

- City of Surrey and City of Langley
- Langley School District No. 35; TransLink; Metro Vancouver; and Fraser Health
- Langley Environmental Partners Society; Little Campbell Watershed Society; Save the Little Campbell Committee; Nicomekl Enhancement Society
- Brookswood Village Merchants Association
- Urban Development Institute; Greater Vancouver Homebuilder's Association
- Agricultural Advisory and Economic Enhancement Committee; Heritage Advisory Committee; Recreation, Culture, and Parks Advisory Committee; and Seniors Advisory Committee

The draft Community Plan will also be referred to the external agencies for review and comment prior to Council's consideration and to comply with Sections 475 and 476 of the *Local Government Act* consultation requirements.

## 8.0 PROJECT MANAGEMENT

The Long Range Planning Department will lead the planning process and manage the work program. An inter-disciplinary Technical Team (TT) will be assembled to assist Long Range Planning with the project and provide necessary professional expertise. The TT should have representation from the following Township departments:

- Development Engineering
- Transportation Engineering
- Parks Design and Development
- Development Planning
- Green Infrastructure Services
- Water Resources and Environment
- Finance, Fire and RCMP (as necessary)

To support the Plan update, external consultant(s) will be drawn upon to augment staff resources and provide expertise, as necessary, for strategic work components, including public engagement activities and issues management. External consultant(s) will be funded within existing Department budgets.

## **9.0 WORK PLAN**

The work program for the Brookswood-Fernridge Community Plan update will include assembling, analyzing and presenting background information, identifying, developing and presenting ideas, opportunities and choices, and proposing draft land use, policy and design guidelines and other implementation measures. The 18 month planning process will consist of five key phases of work:

- Phase 1: Definition – Pre-Launch Determination + Public Engagement
- Phase 2: Discovery – Background, Context and Policy Analysis
- Phase 3: Visioning – Ideas, Opportunities and Options
- Phase 4: Planning – Preferred Land Use and Strategic Plan Directions
- Phase 5: Adoption – Complete Draft Plan and Council Consideration

### **Phase 1: Definition – Pre-Launch Determination + Public Engagement**

#### ***Scope***

Phase 1 of the work program begins with a Report to Council highlighting the proposed Terms of Reference for the minor Community Plan update, including a more detailed framework for the public engagement program (this document). Phase 1 then involves raising awareness of the Community Plan update, communicating the scope and timeline of the Plan update and providing an early opportunity to gather input on community values, key issues and opportunities. Phase 1 also involves the convening of a Community Planning Team (CPT) that will provide critical input, active involvement and important contributions throughout the Community Plan update process.

#### ***Engagement & Communications***

The engagement and communications for Phase 1 begins by raising the awareness of the general public through a formal launch of the project webpage and the development of an email notification list. The project webpage will then be augmented with a series of Backgrounders and Illustrated Videos that summarize the existing policy context and outline opportunities for the Plan update.

Contact with external agencies and Township advisory committees will be established in Phase 1 through written notification of the Plan update. The CPT will also be convened in this phase in accordance with the CPT Terms of Reference.

Community dialogue sessions, with land owners, residents and other interested parties, and a public open house will be part of this phase, in order to:

- Raise awareness about the Brookswood-Fernridge Community Plan engagement and 'Minor Update' planning process;
- Frame the planning and engagement process in terms of what is (and isn't) in the scope of this project and what the opportunities to get involved will be;

- Inform participants and stakeholders on the policy and environmental context/constraints of the study area;
- Review the existing policy for the Brookswood-Fernridge area;
- Understand community values and build trust and working relationships in the area;
- Gather early input and ideas on issues and opportunities; and
- Begin developing the contact and e-mail notification list for the Project.

Phase 1 of the Brookswood-Fernridge Community Plan update process will conclude with a Consultation Summary that summarizes the events and results of this phase.

**Process, Schedule and Deliverables**

<b>Process &amp; Deliverables</b>	<b>Estimated Schedule</b>
<p><b>1. Project Initiation</b></p> <ul style="list-style-type: none"> <li>• Prepare and present a Report to Council regarding:                             <ul style="list-style-type: none"> <li>✓ The project’s Terms of Reference, including further details regarding public and stakeholder engagement for the Community Plan update</li> <li>✓ The Community Planning Team (CPT) Terms of Reference</li> </ul> </li> <li>• Issue Request for Proposals (RFP) for consultants with expertise in public and stakeholder engagement and issues management</li> <li>• Formalize the Technical Team (TT)</li> <li>• Organize and conduct an inaugural meeting with the TT to discuss process, timeline, logistics, preliminary policy considerations and staff responsibilities/support</li> <li>• Complete and formally launch the project webpage to raise awareness about the Community Plan update and begin to establish the webpage as the ‘go-to’ for information on the Plan update process and progress</li> <li>• Develop a contact and email notification list</li> <li>• Establish contact with external agencies and Township advisory committees through written notification, outlining opportunities for input</li> </ul>	<p>Q2 2016</p>

<b>Process &amp; Deliverables</b>	<b>Estimated Schedule</b>
<p><b>2. Assemble and Convene the Community Planning Team (CPT)</b></p> <ul style="list-style-type: none"> <li>• Launch communications, including webpage and newspaper, to advertise for interested participants on the CPT</li> <li>• Prepare and present a Report to Council regarding the CPT applicants for consideration and confirmation</li> <li>• Prepare and conduct the first CPT meeting: <ul style="list-style-type: none"> <li>✓ Present overview of the community plan process and deliverables, and site and policy context/framework</li> <li>✓ Present principles for ‘Complete Communities’</li> <li>✓ Obtain early input on community values, opportunities and challenges, ideas and aspirations, and ‘key issues’</li> </ul> </li> </ul>	<p>Q2 2016</p>
<p><b>3. Backgrounders and Illustrated Videos</b></p> <ul style="list-style-type: none"> <li>• Prepare a series of Backgrounders and Illustrated Videos for the purposes of summarizing the existing policy context and opportunities for the plan update process and include titles such as: <ul style="list-style-type: none"> <li>✓ What is Langley’s Growth Plan?</li> <li>✓ Planning for complete communities</li> <li>✓ What is edge planning?</li> </ul> </li> </ul>	<p>Q2 2016</p>
<p><b>4. Open Door Community Dialogues Sessions</b></p> <ul style="list-style-type: none"> <li>• Launch communications, including webpage, newspaper and other social media, to advertise community dialogue sessions</li> <li>• Prepare and conduct Open Door Community Dialogues Sessions to provide an early opportunity for land owners, residents and other interested parties in and around the Brookswood-Fernridge area <ul style="list-style-type: none"> <li>✓ To familiarize themselves about the Plan update</li> <li>✓ To understand the scope and timeline of the Plan update</li> <li>✓ To provide early input on community values, opportunities and challenges, ideas and aspirations, and ‘key issues’</li> </ul> </li> </ul>	<p>Q2 2016</p>
<p><b>5. Public Open House #1</b></p> <ul style="list-style-type: none"> <li>• Launch communications, including webpage, newspaper and other social media, advertising upcoming open house event</li> <li>• Prepare and conduct Public Open House #1 to provide an early opportunity for land owners, residents and other interested parties in and around the Brookswood-Fernridge area: <ul style="list-style-type: none"> <li>✓ To familiarize themselves about the Plan update</li> <li>✓ To understand the scope and timeline of the Plan update</li> <li>✓ To provide early input on community values, opportunities and challenges, ideas and aspirations, and ‘key issues’</li> </ul> </li> </ul>	<p>Q2 2016</p>



Process & Deliverables	Estimated Schedule
<b>6. Consultation Summary and Council Update</b> <ul style="list-style-type: none"> <li>• Conclude Phase 1 with a Consultation Summary and an update to Council</li> </ul>	Q3 2016

### **Phase 2: Discovery – Background, Context and Policy Analysis**

#### **Scope**

In Phase 2, demographic and land use data, analysis of existing conditions, housing stock and community character examination, policy analysis and other baseline information will be compiled. This analysis and findings will be consolidated into a Community, Policy and Technical Profile, which will include a summary of the key technical and public feedback information that was completed in conjunction with the planning process ending in 2014. The Profile will serve as key inputs for public communications and engagement for this phase of the planning process, including the development of a Vision and set of Guiding Principles for the Community Plan and initial ideas, opportunities and options for implementing the Vision and Guiding Principles.

#### **Engagement & Communications**

The consultation for Phase 2 will include meetings with the CPT, workshops with property owners, residents and interested parties and a public open house. The focus of these events will be on:

- Developing an understanding of the policy and technical context of the Brookwood-Fernridge area, particularly for the Undeveloped Areas;
- Developing a Vision and set of Guiding Principles for the Community Plan (both Undeveloped and Developed Areas)
- Obtaining initial ideas, opportunities and options for implementing the Vision and Guiding Principles

Phase 2 of the Brookwood-Fernridge Community Plan update process will conclude with a Consultation Summary that summarizes the events and results of this phase.

#### **Process, Schedule and Deliverables**

Process & Deliverables	Estimated Schedule
<b>7. Background, Context and Policy Review</b> <ul style="list-style-type: none"> <li>• Conduct a meeting with the TT to identify themes and contributions to the development of a Community, Policy and Technical Profile.</li> <li>• Prepare a Community, Policy and Technical Profile that includes demographic and land use data, analysis of existing conditions, housing stock, policy analysis and context, previously received public feedback and other baseline information.</li> <li>• Conduct a meeting with the TT to review and finalize the Community, Policy and Technical Profile.</li> </ul>	Q3 2016

<b>Process &amp; Deliverables</b>	<b>Estimated Schedule</b>
<p><b>8. CPT Meetings</b></p> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of evening Meetings with the Community Planning Team:               <ul style="list-style-type: none"> <li>✓ Review of the Community, Policy and Technical Profile</li> <li>✓ Vision and Guiding Principles of the Undeveloped and Developed Areas of Brookswood-Fernridge</li> <li>✓ Initial ideas, opportunities and options for implementing the Vision and Guiding Principles</li> </ul> </li> </ul>	<p>Q3 2016</p>
<p><b>9. Public Workshops</b></p> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of public workshops with residents, property owners, other interested parties:               <ul style="list-style-type: none"> <li>✓ Review of the Community, Policy and Technical Profile</li> <li>✓ Vision and Guiding Principles for the Undeveloped and Developed Areas of Brookswood-Fernridge</li> <li>✓ Initial ideas, opportunities and options for implementing the Vision and Guiding Principles</li> </ul> </li> </ul>	<p>Q3 2016</p>
<p><b>10. Council Update</b></p> <ul style="list-style-type: none"> <li>• Prepare and present an update to Council that provides an overview of the Phase 2 activities to date and information about the upcoming open house</li> </ul>	<p>Q4 2016</p>
<p><b>11. Public Open House #2</b></p> <ul style="list-style-type: none"> <li>• Launch communications advertising upcoming open house event</li> <li>• Prepare and conduct the Public Open House #2 to provide an opportunity for land owners, residents and other interested parties in and around the Brookswood-Fernridge area:               <ul style="list-style-type: none"> <li>✓ To provide feedback on draft Vision and Guiding Principles for the Undeveloped and Developed Areas</li> <li>✓ To provide input on the contents and key findings of the Community, Policy and Technical Profile</li> <li>✓ To provide initial ideas, opportunities and options for implementing the Vision and Guiding Principles</li> </ul> </li> </ul>	<p>Q4 2016</p>
<p><b>12. Consultation Summary and Council Update</b></p> <ul style="list-style-type: none"> <li>• Conclude Phase 2 with a Consultation Summary and an update to Council</li> </ul>	<p>Q4 2016</p>

**Phase 3: Visioning – Ideas, Opportunities and Options**

**Scope**

Phase 3 of the Plan update will involve integrating the technical analysis and consultation feedback received in Phase 2, as well as the work from the previous planning process, to the development of ideas, opportunities and options for land use and strategic policy directions in the Undeveloped Areas. Additional consultation throughout this phase will assist in refining, prioritizing, integrating, synthesizing and consolidating ideas, opportunities and options, and will in turn serve as a key input for public communications and a source for consultation feedback for the concluding public engagement events in Phase 3.

**Engagement & Communications**

Phase 3 of the Plan update will continue to involve consultation with the CPT and the general public. The CPT will meet to develop preliminary options for the land use structure and framework of the Undeveloped Areas. The general public will then be invited to provide feedback on the preliminary land use structure and framework options through online engagement. The CPT will meet again to review the feedback from the general public gathered through the online engagement activities and develop preliminary land use options and policy directions for Undeveloped Areas. The engagement activities in Phase 3 will conclude with a public open house to obtain feedback on the preliminary land use options and policy directions for the Undeveloped Areas.

Phase 3 of the Brookswood-Fernridge Community Plan update process will conclude with a Consultation Summary that summarizes the events and results of this phase.

**Process, Schedule and Deliverables**

Process & Deliverables	Estimated Schedule
<p><b>13. CPT and TT Meetings</b></p> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of evening meetings and site tours with the CPT and weekday meetings with the TT:               <ul style="list-style-type: none"> <li>✓ Review feedback from Phase 2 public engagement</li> <li>✓ Refine Vision and Guiding Principles for the Undeveloped and Developed Areas</li> <li>✓ Develop preliminary options for the land use structure and framework of the Undeveloped Areas</li> </ul> </li> </ul>	<p>Q4 2016</p>
<p><b>14. Online Public Engagement</b></p> <ul style="list-style-type: none"> <li>• Launch communications advertising online public engagement</li> <li>• Prepare and administer online public engagement tools to seek feedback on the preliminary options for the land use structure and framework of the Undeveloped Areas</li> </ul>	<p>Q4 2016</p>
<p><b>15. CPT and TT Meetings</b></p> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of evening meetings with the CPT and weekday meetings with the TT:               <ul style="list-style-type: none"> <li>✓ Review feedback from online public engagement</li> <li>✓ Develop preliminary land use options and policy directions for Undeveloped Areas</li> </ul> </li> </ul>	<p>Q1 2017</p>

Process & Deliverables	Estimated Schedule
<b>16. Council Update</b> <ul style="list-style-type: none"> <li>Prepare and present an update to Council that provides an overview of the Phase 3 activities to date and information about the upcoming open house</li> </ul>	Q1 2017
<b>17. Public Open House #3</b> <ul style="list-style-type: none"> <li>Launch communications advertising upcoming open house event</li> <li>Prepare and conduct the Public Open House #3 to provide an opportunity for land owners, residents and other interested parties in and around the Brookswood-Fernridge area to provide feedback on the preliminary land use options and policy directions for the Undeveloped Areas</li> </ul>	Q1 2017
<b>18. Consultation Summary and Council Update</b> <ul style="list-style-type: none"> <li>Conclude Phase 3 with a Consultation Summary and an update to Council</li> </ul>	Q2 2017

#### **Phase 4: Planning – Preferred Land Use and Strategic Plan Directions**

##### ***Scope***

In Phase 4 the planning work will involve integrating the technical analysis and consultation feedback received in the previous phases of the process to prepare a preferred land use plan and strategic policy directions. Further technical analysis is included in this phase in the form of a general servicing concept for an integrated transportation network and utility systems.

##### ***Engagement & Communications***

Phase 4 of the Plan update will continue to involve consultation, communication and public engagement with the CPT and general public. The CPT's efforts will primarily consist of meetings to develop a draft preferred land use plan and strategic policies for the Undeveloped Areas. Through workshops, the general public will be invited to provide detailed feedback on the draft preferred land use plan and corresponding strategic policy directions for the Undeveloped Areas. The engagement activities in Phase 4 will conclude with a public open house to obtain feedback on the preferred land use plan and strategic policy directions for the Undeveloped Areas.

Phase 4 of the Brookswood-Fernridge Community Plan update process will conclude with a Consultation Summary that summarizes the events and results of this phase.

**Process, Schedule and Deliverables**

<b>Process &amp; Deliverables</b>	<b>Estimated Schedule</b>
<b>19. CPT and TT Meetings</b> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of evening meetings with the CPT and weekday meetings with the TT: <ul style="list-style-type: none"> <li>✓ Review feedback from Open House #3</li> <li>✓ Develop a draft preferred land use plan and corresponding strategic policy directions for the Undeveloped Areas</li> </ul> </li> </ul>	Q2 2017
<b>20. Servicing Concepts</b> <ul style="list-style-type: none"> <li>• Initiate an engineering servicing concept that considers the roads and utility systems (water, sanitary sewer and stormwater management) required to support the draft preferred land use plan</li> <li>• Meet with the TT as necessary</li> </ul>	Q2 2017
<b>21. Public Workshops</b> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of public workshops with residents, property owners, and other interested parties to seek feedback on the draft preferred land use plan and corresponding strategic policy directions for the Undeveloped Areas</li> </ul>	Q2 2017
<b>22. TT Meetings</b> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of weekday meetings with the TT: <ul style="list-style-type: none"> <li>✓ Review feedback from public workshops</li> <li>✓ Refine the draft preferred land use plan and corresponding strategic policy directions for Undeveloped Areas</li> </ul> </li> </ul>	Q2 2017
<b>23. Council Update</b> <ul style="list-style-type: none"> <li>• Prepare and present an update to Council that provides an overview of the Phase 4 activities to date and information about the upcoming open house</li> </ul>	Q2 2017
<b>24. Public Open House #4</b> <ul style="list-style-type: none"> <li>• Launch communications advertising upcoming open house event</li> <li>• Prepare and conduct the Public Open House #4 to provide an opportunity for land owners, residents and other interested parties in and around the Brookwood-Fernridge area to provide feedback on the preferred land use plan and corresponding strategic policy directions for the Undeveloped Areas</li> </ul>	Q2 2017
<b>25. Consultation Summary and Council Update</b> <ul style="list-style-type: none"> <li>• Conclude Phase 4 with a Consultation Summary and an update to Council</li> </ul>	Q3 2017

**Phase 5: Adoption – Complete Draft Plan and Council Consideration****Scope**

In Phase 5 the technical analysis and consultation feedback received in the previous phases will be integrated into a draft Community Plan, including general servicing concept plans and development permit area guidelines. Further consultation will assist with the refinement of the draft Plan, before the formal adoption process.

**Engagement & Communications**

Phase 5 of the Plan update will continue to involve consultation, communication and public engagement with the CPT and general public as well as additional consultation with external agencies. The CPT will continue engagement activities through meetings to discuss and provide input on the draft Plan and other key deliverables. The general public will be provided the opportunity to review and provide comment on the draft Plan before Council's consideration. Phase 5 of the engagement process will conclude with a Report to Council, requesting Council's consideration of required bylaw readings, and will include the formal Public Hearing.

**Process, Schedule and Deliverables**

<b>Process &amp; Deliverables</b>	<b>Estimated Schedule</b>
<b>26. CPT and TT Meetings</b> <ul style="list-style-type: none"> <li>• Prepare and conduct a series of evening meetings with the CPT and weekday meetings with the TT: <ul style="list-style-type: none"> <li>✓ Review feedback from Open House #4 and refine the preferred land use plan and strategic policy directions</li> <li>✓ Provide input into draft Plan</li> </ul> </li> </ul>	Q3 2017
<b>27. Draft Plan</b> <ul style="list-style-type: none"> <li>• Considering all input and feedback received to date, prepare a draft Plan, including policies and design guidelines</li> <li>• Meet with TT as required</li> </ul>	Q3 2017
<b>28. Public and External Agency Consultation on Draft Plan</b> <ul style="list-style-type: none"> <li>• Launch communications advertising opportunities to provide comment on the draft Plan</li> <li>• Post the draft Plan on the project webpage and make print copies of the draft Plan available for review and feedback</li> <li>• Refer the draft Plan to external agencies for formal comment</li> </ul>	Q3 2017
<b>29. Initiate Bylaw Process</b> <ul style="list-style-type: none"> <li>• Consider and integrate consultation feedback into the draft Plan</li> <li>• Prepare and present the draft Plan in bylaw format for Council's consideration, along with an accompanying Council report summarizing the consultation outcomes of Phase 5</li> <li>• Prepare for public hearing after first and second reading of the bylaw</li> </ul>	Q4 2017

## 10.0 OUTLINE OF THE BROOKSWOOD-FERNRIDGE COMMUNITY PLAN

The updated Community Plan may contain, but is not limited to, the following components:

- ✓ a statement outlining the overall vision for the community;
- ✓ a set of guiding principles that reflect and build upon the policies of the Official Community Plan, with additional detail to reflect the long term guiding principles for the Brookswood-Fernridge area;
- ✓ policies for the development of each land use designation, including residential and commercial policies;
- ✓ policies for the provision of community services and amenities, including schools, recreation facilities, parks and trails;
- ✓ policies to protect identified sites of heritage significance;
- ✓ policies for the protection of the natural environment, including trees, aquifers and watercourses;
- ✓ policies for the transportation and circulation network, including vehicular, public transit, cycling and pedestrian modes;
- ✓ policies for servicing and infrastructure, including stormwater management, water services and sewer services;
- ✓ policies for community amenity contributions;
- ✓ an implementation and phasing plan;
- ✓ development permit area guidelines for form and character, tree protection, farmland protection and, potentially, energy conservation and greenhouse gas emission reduction; and
- ✓ associated maps and figures, including, but not limited to:
  - a map showing the proposed land uses for each property;
  - maps showing the applicable development permit areas;
  - maps showing existing and proposed schools, parks, conservation areas and trails;
  - maps showing the ultimate transportation network;
  - maps showing the servicing concept, including the conceptual location of stormwater detention ponds;
  - a map showing the boundaries of the neighbourhood plan areas.

Township of  
**Langley**



Est. 1873

## **REPORT TO MAYOR AND COUNCIL**

**PRESENTED:** MAY 8, 2017 - REGULAR AFTERNOON MEETING      **REPORT:** 17-48  
**FROM:** COMMUNITY DEVELOPMENT DIVISION      **FILE:** LRP00013  
**SUBJECT:** BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE

---

### **RECOMMENDATION:**

**That** Council receive the status update relating to the Brookswood-Fernridge Community Plan update process and authorize staff to proceed with next steps as outlined in this report, including processing of development applications.

### **EXECUTIVE SUMMARY:**

On April 11, 2016, Council authorized initiation of a planning and public engagement process to update the Brookswood-Fernridge Community Plan. The Council-approved Terms of Reference for the project defined the planning area, goals, scope, work plan, and public engagement approach.

The work plan identified in the Council-approved Terms of reference consists of the following five phases:

- Phase 1: Definition - Pre-Launch Determination and Public Engagement
- Phase 2: Discovery - Background, Context and Policy Analysis
- Phase 3: Options - Ideas, Opportunities and Options
- Phase 4: Planning - Preferred Land Use and Strategic Plan Directions
- Phase 5: Adoption - Complete Draft Plan and Council Consideration

Work is proceeding according to the Terms of Reference, is nearing completion, and is currently in Phase 4 of the 5-phase process. This report represents Milestone #23 in the Terms of Reference, with an objective to present a Preliminary Draft Community Plan (draft plan) to Council prior to the next Public Open House, scheduled for May 16, 2017.

The draft plan has been prepared based on community input, established policies, best practices and technical analysis. The draft plan features a new vision and guiding principles, updated policies for land use, community character, public open space and community facilities, the environment, mobility and transportation, as well as utilities and services.

The draft plan incorporates a phasing strategy using a neighbourhood planning approach to ensure provision of schools, parks, community amenities, detention facilities and other infrastructure for a new neighbourhood is duly considered within the overall, broader, community perspective.



Some of the key features of the draft plan are highlighted below:

- **Complete Community:** The draft plan aims to build a complete community, in keeping with the Vision articulated by the residents at the start of the engagement process in spring 2016.
- **Buildout Population:** The projected population is approximately 39,000 by 2042.
- **Community Character:** Predominantly single family with limited multi-family development.
- **Affordable Housing:** Provides for a range of housing options, including row houses, townhouses and low-rise apartment buildings of up to four storeys; and recognizes the importance of retaining the existing manufactured home parks as a form of affordable housing.
- **Access to Services:** Supports the existing commercial node at 200 Street and 41 Avenue, and provides for two additional walkable commercial centres, appropriately sized to meet the needs of area residents, while balancing the need for vibrant/viable services with commercial areas, in consideration of changes in the retail industry since the adoption of the plan in 1987. The draft plan prohibits big box retail in Brookswood-Fernridge, consistent with the community's desire to retain a small-town feel.
- **Other Amenities:** Based on the Langley School District's input and planning metrics, the draft plan provides for 5 new elementary schools, 1 middle schools and 1 high school; as well as approximately 100 acres of additional park land, natural areas and open spaces.
- **Context Sensitive Design:** Incorporates design guidelines to encourage a small-town character by limiting the height and scale of apartment buildings, encouraging use of natural materials, and promoting crime prevention techniques in new developments.
- **Environmental Considerations:** Recommends policies for the protection of the aquifer, trees, wildlife and streamside/riparian habitats, as well as those related to energy and water conservation, and reduction of greenhouse gas emissions.
- **Heritage Celebration:** The draft plan pays tribute to heritage and the pioneers of the Brookswood-Fernridge area through naming of neighbourhoods.
- **Transportation and Parking:** Provides for a multi-modal transportation system for vehicles, pedestrians, cyclists and transit users, incorporating parking management policies.

The draft plan is consistent with all in-stream development applications in the Brookswood-Fernridge area that have received third reading. A framework for processing new development applications is presented with the intent of providing certainty and clarity for applicants, other stakeholders and the general public.

Based on community input, the draft plan would be revised to become the Preferred Land Use Plan and a bylaw process would be initiated for the Preferred Land Use Plan. Subject to Council's consideration, it is anticipated that the bylaw process would commence in early June 2017.

#### **PURPOSE:**

This report complies with the requirements of the Terms of Reference for the Brookswood-Fernridge Community Plan Update and is intended to provide Council with an update on the planning and public engagement process, present a draft plan, including next steps and a framework for processing development applications; and provide an opportunity to receive input prior to presentation of bylaws.

**BACKGROUND/HISTORY:**

Since 1979 the Brookswood-Fernridge area has been designated as “Urban” in the Township of Langley Official Community Plan. In 1987, Township Council adopted the Brookswood-Fernridge Community Plan, which provides a long term vision for an urban community and policies to guide future development.

In 2011, Council directed staff to commence work on an update to the Community Plan. In 2014, after an extensive review and planning process, Council did not approve a proposed update to the Community Plan (the 2014 Plan), based on the input received at the public hearing.

On April 11, 2016, Council approved the Terms of Reference for the project and directed staff to proceed with a revised process to update the Community Plan, based on a Public Engagement Strategy and in consideration of all the technical information and public input collected as part of the previous process that took place between 2012 and 2014. The Terms of Reference define the planning area, goals, scope, work plan, and public engagement approach, as referenced below.

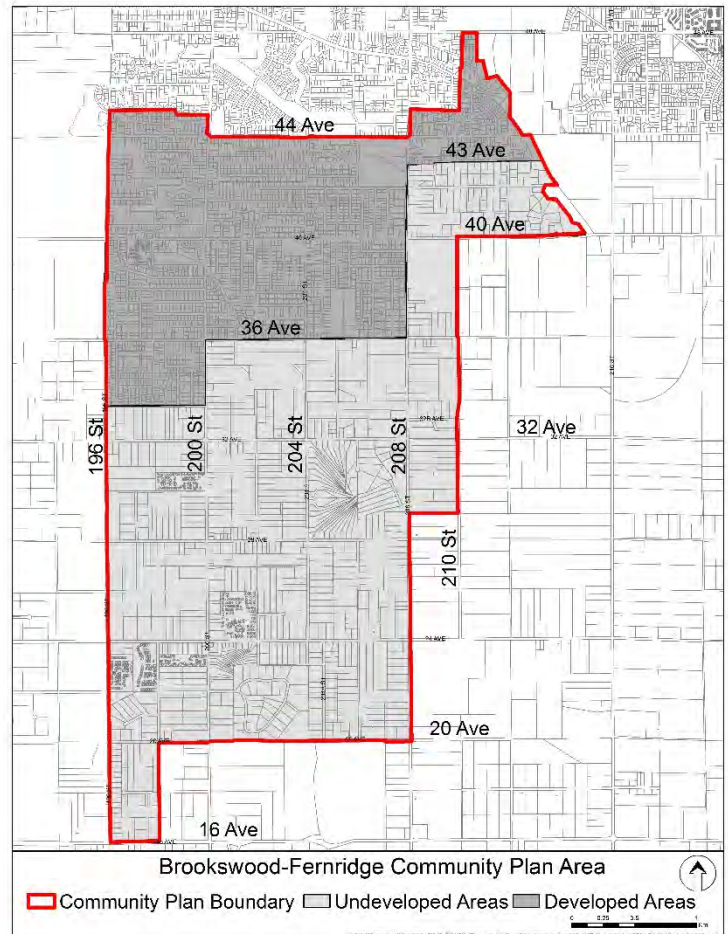
Planning Area

The planning area is divided into Developed and Undeveloped Areas (see map).

Project Goals

The goals of the plan update are to:

1. Establish the vision, objectives and planning policies for the Undeveloped Areas to guide the development of a liveable and sustainable community that balances the values, perspectives and character of the community.
2. Communicate, involve and engage residents, property owners, business operators, non-profits and community service groups, building and development industry representatives, other levels of government and the broader public in the rural surrounds.
3. Update and revise the land use plan and the supporting policies for the Undeveloped Areas, with the aim of accommodating an appropriate build-out population for the entire community.



### Project Scope

The overall scope is to update the Community Plan to provide opportunities for growth and redevelopment in the Undeveloped Areas while maintaining the existing land use and development patterns and density in the Developed Areas. The Terms of Reference specify nine elements for the project, including consideration for updating land use designations in the existing Community Plan and the 2014 Plan, which may include, but not limited to:

- an increase in the single family land use designations in the Undeveloped Areas,
- a decrease in the density of the single family land use designations in the Undeveloped Areas,
- a decrease in the multi-family land use designations in the Undeveloped Areas, and
- a decrease in the density of the multi-family land use designations in the Undeveloped Areas.

### Work Plan

The work plan consists of five phases:

- Phase 1: Definition - Pre-Launch Determination and Public Engagement
- Phase 2: Discovery - Background, Context and Policy Analysis
- Phase 3: Options - Ideas, Opportunities and Options
- Phase 4: Planning - Preferred Land Use and Strategic Plan Directions
- Phase 5: Adoption - Complete Draft Plan and Council Consideration

### Public Engagement

A public engagement program is an integral part of the Community Plan update. The engagement program follows the parameters of Council OCP Consultation Policy 07-621 and integrates the recommendations of the Public Engagement Strategy for Planning and Development (endorsed by Council on March 21, 2016). It includes consultation with the general public, community and resident associations, a Community Planning Team, external agencies and Township advisory committees.

### **DISCUSSION/ANALYSIS:**

Work is continuing according to the Terms of Reference. The work plan is nearing completion, currently in Phase 4 of the 5-phase process. This is a status report at a critical point in the work plan (Milestone #23 in the Terms of Reference). The primary objective of the report is to present a Preliminary Draft Community Plan (draft plan) to Council prior to the next Public Open House.

The draft plan has been prepared by integrating community input with established policies, best practices and technical analysis.

- Community Input: The Terms of Reference outline an extensive and comprehensive public and stakeholder engagement program by incorporating some of the recommended actions in the Public Engagement Strategy endorsed by Council in March 2016. Modus Planning Design and Engagement Inc. has been assisting with the preparation and delivery of various engagement activities. Typical engagement activities in each phase have included: Community Planning Team meetings, dialogue sessions and community workshops, open houses, and online surveys and questionnaires. At the end of each phase, a summary of community input is published and made available to Council and the public.

In addition, project staff have met with interested groups and individuals to discuss issues relevant to the plan update. Public input obtained from the planning process ending in 2014 is also considered.

Attachment A summarizes the engagement activities to date. The diagram below illustrates the stakeholder groups that have been involved in the planning process.



- **Established Policies:** Community planning in the Brookwood-Fernridge area fits within a policy framework that provides for orderly and managed growth within the context of the Metro Vancouver region and the Township of Langley. The draft plan is consistent with applicable provincial legislation and established policies such as the Metro Vancouver Regional Growth Strategy (RGS), Township of Langley Official Community Plan (OCP), Master Transportation Plan, Housing Action Plan, and Age-Friendly Strategy.
- **Best Practices:** The draft plan integrates best practices in sustainability, planning and engineering with the unique character and conditions in Brookwood-Fernridge. Pursuit of a complete community (where residents can live, work, play and learn in their community), design of high quality development, conservation of riparian and wildlife habitats, and protection of groundwater supply are some of the best practices that the draft plan aims to uphold.
- **Technical Analysis:** The draft plan draws on technical information such as socio-demographic profiles; traffic analyses; commercial trade area analyses; riparian slope assessments; wildlife, fish and ecological assessments; well water capture modeling; geotechnical evaluation; and stormwater studies.

#### Preliminary Draft Community Plan

The Preliminary Draft Community Plan (Attachment B) is structured into five main sections:

1. **Introduction:** The Introduction section defines the planning area; reviews historical context, existing conditions and policy context; and outlines the planning and engagement process.
2. **Vision and Guiding Principles:** This section presents the vision of Brookwood-Fernridge (shared by those property owners, residents and stakeholders who participated in Phase 2 engagement events) when the community is fully built-out in 20 to 25 years. The Guiding Principles outline the key considerations for the community going forward.
3. **Policies:** The community spatial structure is introduced in this section. The community spatial structure is designed to facilitate building of a complete community with walkable centres while retaining the existing community character in the Developed Areas and integrating elements of a small-town character in new neighbourhoods in the Undeveloped Areas. Building complete communities and encouraging a hierarchy of centres are foundational policies in the RGS and OCP.

A set of comprehensive policies is recommended for land use, community character, public open space and community facilities, the environment, mobility and transportation, as well as utilities and services. (Some of the key policies are highlighted and discussed in the next section – Key Features of the Preliminary Draft Community Plan.)

4. Implementation: The draft plan recommends phasing of development using a neighbourhood planning approach. Neighbourhood planning would ensure that provision of schools, parks, community amenities, detention facilities and other infrastructure for a new development area is duly considered. Neighbourhood planning is consistent with:

- a. Goal #1 in the OCP to manage sustainable growth,
- b. Section 2.5.15 and Section 4.1 of the OCP,
- c. Council Policy #07-221: Neighbourhood Plans – Initiation and Process, and
- d. Guiding Principle #14 of the draft plan to phase new development.



5. Development Permit Areas: Development Permit Areas and companion guidelines are recommended for multi-family development, commercial and mixed use development, farmland protection, and climate action considerations such as energy and water conservation, and reduction of greenhouse gas emissions.

#### Key Features of the Preliminary Draft Community Plan

The key features of the draft plan are highlighted, as follows:

- Complete Community: The draft plan aims to build a complete community with a diverse range of housing choices, job opportunities, services and amenities for residents at any stage of their lives. Building a complete community is in keeping with the Vision articulated by the residents in Brookswood-Fernridge since the beginning of the engagement process.
- 25-year Buildout Population: The draft plan would accommodate a population of approximately 39,000 by 2042. For comparison, the projected population is 35,000 in the 1987 plan and 43,000 in the draft 2014 plan. Brookswood-Fernridge would retain a small-town feel in 2042, when the Metro Vancouver region would be home to almost 3.5 million residents. Brookswood-Fernridge would host about 1% of the regional population.
- Community Character: In order to integrate with the existing community character, the new neighbourhoods would be predominantly single family with limited multi-family development. The mature neighbourhoods in the Developed Areas will remain unchanged.
- Affordable Housing: The draft plan provides for a range of affordable housing, including duplexes, row houses, townhouses and context appropriate, low-rise apartment buildings of up to four storeys in height. It is consistent with the Regional Affordable Housing Strategy; specifically, its goal to expand the supply and diversity of housing to meet a variety of needs. Likewise, the draft plan meets a recommendation in the Township's Housing Action Plan to provide 30-50% for multi-family development in new neighbourhoods.

Brookwood-Fernridge has the largest concentration of manufactured home parks in urban Langley. The draft plan recognizes the retention of most manufactured home parks as a form of affordable housing and provides policies for relocation of tenants as part of development plans.

The table below provides a comparison of dwelling units proposed in the 1987, 2014 and 2017 plans.

Land Use	Estimated Number and Percentage of Dwelling Units					
	1987 Plan		2014 Plan		2017 Plan	
	Number	Percent	Number	Percent	Number	Percent
Single Family	9,416	85.0%	8,418	55.6%	9,202	69.3%
Multi-Family*	1,657	15.0%	5,104	33.7%	3,189	24.0%
Mixed Commercial-Residential	-	-	1,610	10.6%	893	6.7%
Total	11,073	100.0%	15,132	100%	13,284	100.0%
Total Projected Population at Build-out	35,000		43,000		39,000	

\* Includes Manufactured Home Parks

Based on community input, established policies, best practices and technical analysis, the draft plan updates land use designations (and resultant dwelling unit counts) in the existing Community Plan and the 2014 Plan, as discussed above under Project Scope, in the Background/History section. More specifically, the draft plan recommends the following for the Undeveloped Areas, compared to the 2014 plan:

- an increase in the single family land use designations,
  - a decrease in the density of the single family land use designations,
  - a decrease in the multi-family land use designations,
  - a decrease in the density of the multi-family land use designations, and
  - a decrease in the commercial designations (see below).
- Access to Services: In addition to the existing Brookwood Village, the draft plan proposes two walkable centres, including “Fernridge Village” at 200 Street and 24 Avenue, and a community-serving Town Centre at 200 Street and 32 Avenue. These centres would enhance access to retail and professional services by the existing and future residents of the community. Taking into account changes to commercial retail trade areas for Langley City, Willowbrook Shopping Centre, Cloverdale Town Centre, Clayton Town Centre, Grandview Corners, Morgan Crossing and Tsawwassen Mills, the commercial centres in Brookwood-Fernridge have been right-sized to balance long-term business viability and evolving community needs. The draft plan introduces unit size limitations to restrict big box or large format retailers.

- Access to Amenities: The draft plan calls for additional community amenities such as schools, neighbourhood parks, and community parks. Based on current school configurations, 5 new elementary schools, 1 middle schools and 1 high school would be needed. Based on the Parks and Recreation Master Plan, approximately 40 hectares (100 acres) of additional park land and/or natural area would be provided to accommodate the projected population for Brookswood-Fernridge. New trails would be built along creeks (where development takes place) and street greenways along arterials roads such as 200 and 208 Streets, and 24 and 32 Avenues.
- Context Sensitive Design: The draft plan provides a set of design guidelines to ensure the small-town character is encouraged for Brookswood-Fernridge. For example, the guidelines limit the height and scale of apartment buildings, encourage the use of natural materials, and promote the application of Crime Prevention Through Environmental Design (CPTED) principles. These guidelines are strengthened with the policies associated with the land use designations.
- Environmental Considerations: The draft plan includes environmental policies for aquifer protection, tree protection, wildlife protection, streamside/riparian protection, energy and water conservation, and reduction of greenhouse gas emissions. A new tree cutting bylaw will be introduced to replace the interim bylaw that Council put in place in 2014.
- Heritage Celebration: In keeping with an element in the Vision, the draft plan pays tribute to heritage and the pioneers of the Brookswood-Fernridge area by naming neighbourhoods after them. Accordingly, heritage and pioneer names such as Booth, Fernridge, and Glenwood are recommended for new neighbourhoods in the Undeveloped Areas.
- Transportation and Parking Improvements: To increase livability and quality of life, the draft plan aims to encourage walking, cycling, and transit use, in addition to driving. Parking management policies are proposed in the draft plan.

#### Processing Development Applications

On January 11, 2016, Council directed staff to process development applications based on the existing community plan adopted by Council in 1987, concurrent with a planning process to update the Brookswood-Fernridge Community Plan.

To date, there have been ten (10) development applications in the subject area, of which five (5) have received third reading. These 5 applications have been accommodated in the Preliminary Draft Community Plan. The remaining five (5) are currently under staff review as per typical application review process. Attachment C summarizes the status of all in-stream applications.

Subject to Council's approval of the Preliminary Draft Community Plan bylaws (when presented), a framework for processing development applications is recommended as detailed below, which would be in line with the following legal requirements and technical implications:

- Legal Requirements: Pursuant to Section 478 of the Local Government Act (LGA), all bylaws enacted by Council after the adoption of a community plan must be consistent with that plan. As such, if the updated Brookswood-Fernridge Community Plan is inconsistent with development applications that have not received final reading by the time the Community Plan is adopted, final reading may not be given to those applications. In addition, pursuant to Section 470 of the LGA, if a public hearing has already been held, the proposed use may not be altered and the proposed density may not be increased unless another public hearing is held.

- Technical Implications: Section 478 of the LGA has the potential to create various challenges for both the Community Plan update and the in-stream rezoning applications. As noted above, if an in-stream rezoning application is inconsistent with the adopted Community Plan, Council may not give final reading to that application. On the other hand, simply accommodating various in-stream rezoning applications at different stages in the application review process would impact the Community Plan update by possibly setting new policy directions or precluding planning options. There is also a timing element to this challenge as it will become increasingly difficult to accommodate development applications in the updated Community Plan as work on the Community Plan update progresses.

Based on the above, a defined framework is proposed, as outlined below, to help mitigate the technical challenges, in compliance with legal requirements, which, unless otherwise directed by Council, will be used in disposition of all currently in-stream and future development applications:

1. Landowners in the area, applicants and the general public will continue to be advised that a process to update the Community Plan is currently underway, providing details and timelines;
2. All in-stream applications may be reviewed and considered in the context of the 1987 plan; and
3. All future development applications, received after the public Open House (scheduled for May 16, 2017), would be reviewed and considered in the context of the 2017 plan, subject to Council's subsequent consideration of bylaw readings. Applicants will be advised that should the proposed community plan update not receive third reading, applications will be reviewed based on the 1987 plan.

#### Next Steps

A Public Open House is scheduled for May 16, 2017 to obtain community input on the Preliminary Draft Community Plan.

The preliminary plan would be amended to reflect input received at the Open House and subsequently presented to Council, complete with associated bylaws, as the Final Draft Community Plan, for consideration of initial readings, currently projected for early June.

Respectfully submitted,

Ramin Seifi  
GENERAL MANAGER,  
ENGINEERING AND COMMUNITY DEVELOPMENT  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Summary of Engagement Activities
ATTACHMENT B	Preliminary Draft Brookswood-Fernridge Community Plan
ATTACHMENT C	In-Stream Rezoning/Subdivision Applications in Brookswood-Fernridge





engageTOL

# WHAT WE HEARD

## A SUMMARY OF INPUT RECEIVED IN PHASE 4 OF THE BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE



JUNE, 2017



MODUS

planning design engagement



# engageTOL

Thank you to the community members and other interested individuals who have shared their ideas for the Brookwood-Fernridge Community Plan Update.



This report was prepared by Modus Planning, Design & Engagement Inc. (Modus)  
for the Township of Langley.

# ENGAGEMENT SNAPSHOT



Engagement opportunities during Phase 4 of the Brookwood-Fernridge Community Plan Update (April to May 2017) included a series of community workshops on the desired form and character of multi-family buildings, and an Open House and online Feedback Form to gather feedback on the Preliminary Draft Brookwood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw.



9

Community Workshop  
Sessions



525

Attended the  
Public Open House



283

Feedback Forms  
completed

## Highlights of the Feedback on the Preliminary Draft Community Plan

### Land Use Plan

Many respondents indicated that the range of housing types and densities proposed were reasonable and balanced. A number of respondents wanted smaller lots and higher density and others wanted larger lots and less density.

### Open Space and Community Amenities

Many respondents liked the policies on parks, trails, and greenways. Some respondents suggested the addition of more parks or natural spaces as well as a new recreation centre.

### Environment

Most respondents supported the wildlife and tree protection policies. Others expressed concerns about the protection of the natural environment.

### Mobility and Transportation

Some respondents liked the enhanced connectivity and safety that would be provided by new sidewalks and bike paths. Many were concerned about increased traffic and the proposed road extensions and upgrades.

### Implementation and Phasing (Neighbourhood plans)

Many respondents supported the policies that would see growth phased through neighbourhood planning. Some wanted more details on the proposed phasing.

### Building and Development Design (DPA Guidelines)

Many respondents thought the design guidelines will help protect and enhance the community character. Some indicated the need for stricter guidelines to avoid "cookie-cutter" design.

## Highlights of the Feedback on the Draft Tree Bylaw

Almost all respondents supported the protection of trees, but feedback on the draft Tree Clear-Cutting Bylaw was mixed. Some thought the two tree limit was not restrictive enough and others thought it was too restrictive. Some respondents said it should take into account varying numbers of trees per lot. Other respondents noted it must be properly enforced to be effective.

*I feel like at the start residents were skeptical about the process, but as time has gone on it really seems (at least to me) that planners and MODUS have done their best to listen to residents while still trying to do their job and follow guidelines set out by the Township and Metro Vancouver.*

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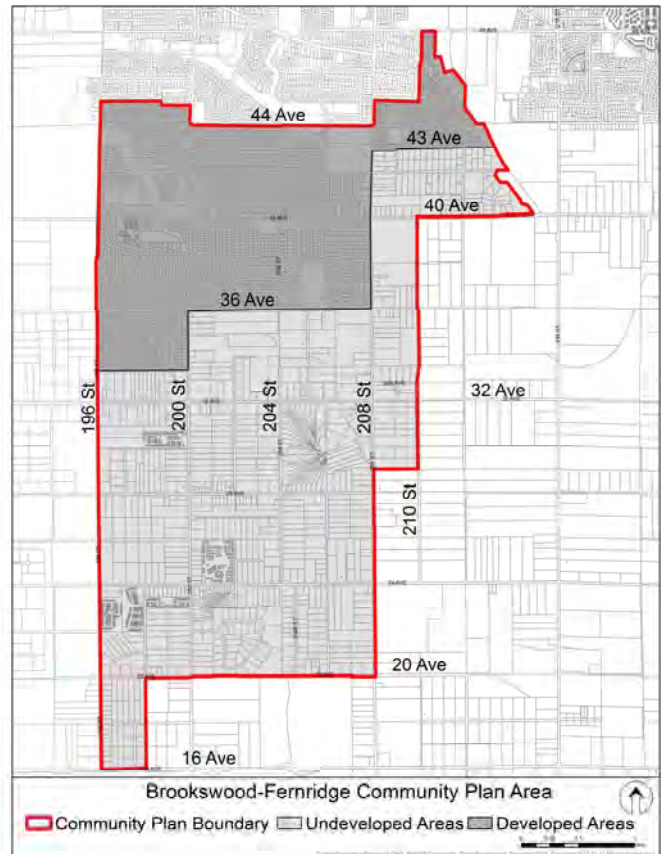
# INTRODUCTION

## BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE

The Township of Langley is undertaking an extensive planning and engagement process for the Brookswood-Fernridge Community Plan Update, and is seeking input from everyone in the community on its future.

This update to the existing plan is the community’s chance to have a say in how the Undeveloped Areas (see map) of the community are planned.

The update involves a five-phase planning process with an extensive stakeholder and public consultation program in each phase. It will take between 12 to 18 months to complete, and is currently anticipated to conclude in the summer of 2017.



## PURPOSE OF THIS REPORT

This report provides a summary of input gathered during Phase 4 of the Community Plan Update process, which focused on the preparation of a draft land use plan and associated policies in the form of a Preliminary Draft Brookswood-Fernridge Community Plan.

Feedback gathered during this phase will provide guidance for refinements to the Draft Community Plan during Phase 5, before Council reviews it through the formal bylaw process.

# WHAT WE DID

## OVERVIEW

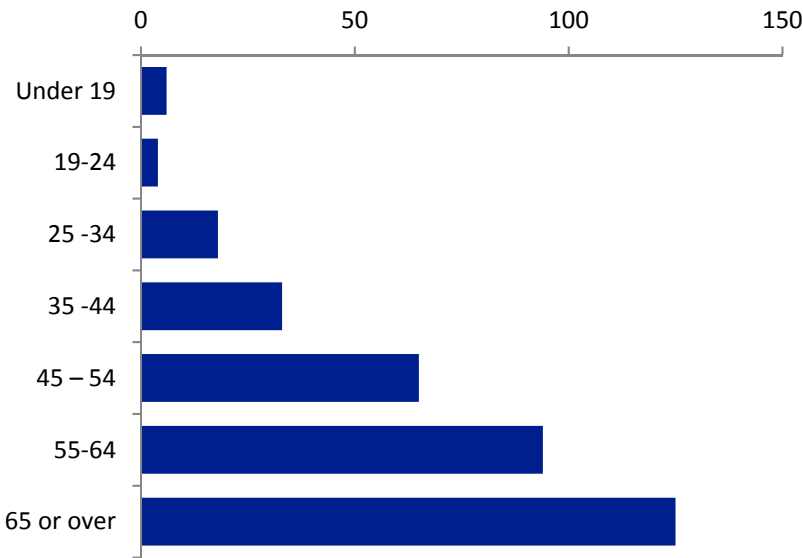
Community input in Phase 4 mainly focused on generating ideas to guide the drafting of Development Permit Area (DPA) Guidelines, and then giving feedback on the Preliminary Draft Brookwood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw. Feedback on the Preliminary Draft Brookwood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw was sought at the Open House and through the online Feedback Form.

## ENGAGEMENT EVENTS & ACTIVITIES

During April and May of 2017, the Township conducted the following engagement events and activities as part of Phase 4 of the Community Plan Update:

- Community Planning Team (CPT) Meeting:** The CPT meeting on April 5, 2017, focused on developing preliminary ideas to inform the drafting of Development Permit Area (DPA) Guidelines for multi-family buildings. The meeting contributed to the development of the draft DPA Guidelines that were presented at the public Open House for feedback.
- Community Workshop Sessions:** Between April 6 and 12, 2017, the Township hosted nine workshop sessions for community members. The workshops focused on gathering input from community members on their preferences regarding the form and character of multi-family buildings. This input helped the Township project team draft a set of DPA Guidelines, which were presented at the public Open House for feedback.
- Open House:** 525 community members attended the Phase 4 Open House on May 16, 2017. In addition to reporting back on “what we heard” in Phase 3, this Open House focused on presenting the highlights of the Preliminary Draft Brookwood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw. To view the Open House presentation panels, visit [www.tol.ca/brfrcp](http://www.tol.ca/brfrcp).
- Feedback Form:** A Feedback Form was available in both print and digital versions at the Open House to provide participants with opportunities for feedback on the highlights of the Draft Plan and Draft Tree Bylaw. To allow participants to complete the Feedback Form on their own devices and/or at home, the digital version of the Feedback Form remained available until May 25, 2017. The presentation panels were posted on the [project website \(www.tol.ca/brfrcp\)](http://www.tol.ca/brfrcp) on the date of the Open House (May 16, 2017). The Township received 283 responses to the Feedback Form.

### Open House Participants by Age



## OUTREACH AND PROMOTION

### PHASE 4 COMMUNICATIONS

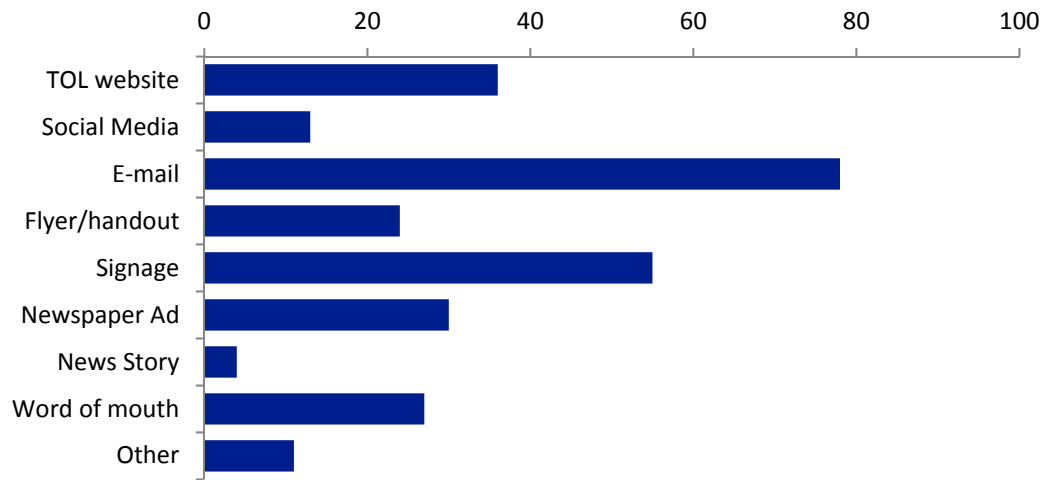
The following communications regarding Phase 4 took place from April through May:

- Over 6,000 flyers were mailed to the Brookwood-Fernridge residents
- Email notifications and newspaper ads
- Billboard style signage around the community in key areas
- Brookwood-Fernridge Webpage and the TOL website updated
- Flyers sent to schools, PAC groups and churches in the area
- Hard copies of the flyers available at the George Preston Recreation Centre, the Brookwood Library, and the Brookwood Seniors Centre

### MEDIA COVERAGE

On May 10, 2017, the [Langley Advance](#) published a notification about the upcoming Phase 4 Open House. The Langley Advance also published a story before the Open House entitled “Brookwood plan open house upcoming” (see Appendix A).

### How did you hear about the Open House?





## WHAT WE HEARD

This section summarizes the Phase 4 input and what we heard through each. The “Engagement Snapshot” is an overview of the key public feedback in Phase 4 and is provided in at the beginning of this report. In Phase 5 of the Community Plan Update, the Township will use the input to make refinements to the Draft Community Plan before the formal bylaw process.

### INPUT FROM CPT MEETING & COMMUNITY WORKSHOP SERIES

The Township of Langley hosted nine community workshops, which followed a similar workshop format as the CPT meeting held on April 5, 2017. The workshops gathered input on the desired form and character of multi-family buildings. The Township project team used this input to draft Development Permit Area (DPA) guidelines for further community feedback at the Phase 4 Open House.

The workshops began with a brief presentation to review Phase 3 engagement and provide an overview of the “toolkit” available to the Township, including DPA Guidelines, to shape the form and character of multi-family buildings. Community members then participated in small group discussions and facilitators recorded hopes and concerns regarding the form and character of multi-family buildings, as well as suggestions for how guidelines might help to achieve the desired outcomes.

The following sub-sections provide a summary of the main themes raised by participants through the small group discussions. This summary is organized under the broad topics of:

- Building and Site Design
- Access, Circulation, and Parking
- Environment, Public Realm, and Character
- Land Uses and Associated Topics

#### Building & Site Design

##### Siting + Orientation

The participants of the workshops shared concerns about future density, the increase of residents, sunlight and open-air, and shared spaces in denser areas. As a result, sufficient setbacks were requested to enhance sunlight reaching the ground. Another popular topic was orienting front doors toward streets and public spaces for greater street appeal and sense of community.

## **Massing + Density**

An important topic was the idea of strategic transitions between higher to lower densities to blend into the existing structure of the community. Most discussions were directed at providing the higher densities of multi-family closer to community centres and amenities with a decrease of density closer to single family residences. Generally, when discussing massing at the block and building scale, participants wished for varied massing, as opposed to “blocky” development and large solid walls of concrete.

## **Access, Circulation, and Parking**

### **Accessibility / Universal Access**

In general, participants discussed the ability to access walkways, sidewalks and entrances, especially for seniors and strollers. Where possible, entrances and walkways should be barrier-free, and all multi-story developments should have elevators and limited stairs. Participants suggested designs that were adaptable to all ages and abilities.

### **Transit**

A strong emphasis was put on adding new transit and infrastructure to mitigate the increase in traffic, and better integration with existing forms of transportation such as walking and cycling at key transit hubs.

### **Parking**

Parking was frequently discussed, with many voicing concerns for increased parking needs as density increases, including visitor parking. Many participants requested underground parking as a pragmatic and aesthetic solution to these concerns, as well as on-street parking. There was mixed feedback on tandem parking, with tension between affordability and being inadequate in addressing parking needs.

### **Connectivity / Walkability**

Walkability and connectivity were very popular subjects with wide support. There was strong demand for complete neighbourhoods, providing services and amenities within walking distance, connected by networks of walkways and pathways. Off-street bicycle routes as well as on-street routes were also highly desired. A few participants also requested accommodating horses with bridal paths. Another aspect of walkability was promoting pedestrian comfort through weather protection (e.g. overhangs) in the community centres.

**Traffic**

There was notable discussion around increased traffic mostly regarding increased congestion resulting from increased density. The participants voicing this concern felt road upgrades and widening were necessary to address this and others felt roads needed to be upgraded as development occurred to manage and mitigate traffic.

**Environment, Public Realm, and Character****Environmental Protection + Enhancement**

The most significant topic was that of tree and forest retention. Participants felt trees should be retained as effectively as possible, often suggesting proactive measures be taken (tree inventory prior to development, identification and protection of forest areas). Other important topics were the preservation and enhancement of wildlife corridors and ecosystems, including those surrounding existing creeks and streams, as well as the construction of new ecosystems as a landscaping strategy. Light pollution was also a concern some participants raised, encouraging low lighting at night. Another popular environmental topic pertained to the use of sustainable technologies, such as solar panels and the use of energy efficient materials, as well as encouraging building to standards such as LEED.

**Beauty & Character**

Concerns around Beauty and Character were associated with impressions that higher density developments can be less appealing (“eye sore,” “blocky, massive”) and not sufficiently place-based (“no cookie cutter”). In the same vein, a number of participants expressed hopes for different architectural styles, some specifying rooflines that are varied. The theme of a “natural” character was a strong one, in keeping with suggestions for local building materials such as wood and stone, rather than vinyl or metal. Many participants felt the use of good quality, durable materials is important. Specific examples and styles were also cited, such as Country/Rural, Whistler, Heritage/traditional and West Coast, although there was mixed feedback on West Coast and Modern styles of architecture. There was mixed feedback when discussing colour between “natural” earthy palettes and stronger “accent colours.” Several participants specifically discussed roofs, many partial to pitched roofs and gables.

**Public Amenities and Civic Services**

The most significant requests related to preserving and enhancing greenspace and parks, many participants requested play areas for children. Participants also expressed a desire for gathering places for socializing, such as courtyards and patios. Although outside the scope of the exercise’s focus on design guidelines, the capacity of civic services was a concern, many

requesting more schools, a larger capacity hospital, and recreational facilities as well as a library and upgraded community recreation center. Some participants also expressed the importance of these facilities' connection and accessibility to the communities they service.

### **Landscaping**

On the topic of landscaping, participants were most vocal about establishing greenspace, especially as a balance for increased density. Types of greenspace suggested varied from living green walls and rooftop gardens addressing stormwater management, to recreational open space and community gardens. Landscaping, for many, was also important as a means of screening and buffering dense development and parking. Several participants expressed an interest in street trees, a few specifying "colourful" and "flowering" trees. Preservation of existing vegetation and local plant species in landscaping practices was also an important topic. A few participants made suggestions around landscape features, such as lighting standards, trellises, seating, and water features.

### **Safety**

Safety was not the most discussed topic but there was concern about crime increasing with density. Some participants encouraged designing for "eyes on the street" as well as Crime Prevention Through Environmental Design. Some more basic safety concerns were also touched on such as emergency services and fire prevention. The topic of pedestrian safety came up, with some participants requesting adequate provision of sidewalks and lighting.

## **Land Uses and Associated Topics**

### **Mixed Use + Commercial**

A very strong emphasis was on the walkability of mixed use and commercial centers. Mixed use, specifically, was cited as a desirable land use as it provides the necessary daily needs of the community without having to drive. A smaller portion of participants discussing commercial and mixed use development specified a desire for local-serving stores rather than big box retailers. Requests for commercial spaces included coffee shops, restaurants, medical services, and daily food provisions.

### **Residential Development**

Some general trends in feedback emerged regarding residential development as a whole. There was a strong desire for providing a wide range of residential forms and options, including multi-family. Beyond the common housing options (single family, townhouse and apartment), cluster housing was commonly discussed. Most participants were enthusiastic about this option's

green space and tree preservation possibilities. Some attendees of workshops also recognized the need for increased density, but also expressed a widespread desire for accompanying greenspaces. It was noted that development needed to be phased to avoid major disruptions within the community. A few reoccurring examples of existing communities came up, most notably Willoughby as an example of what to avoid, and Morgan Heights as a model worth following.

### **Affordability + Aging in Residential Development**

Affordability and aging were reoccurring topics of interest and concern throughout the workshops. Participants expressed ideas for improving affordable choices for families and seniors and designing housing for the elderly. For instance, through choices in less costly materials such as granite counter tops, would provide less costly housing choices.

### **Ground-Oriented Residences**

Workshop participants discussed the preference for ground oriented housing with a larger number of partakers indicating townhouses and rowhouses where a desirable choice. The majority of participants specified preferences for larger unit sizes that provided bedrooms and bathrooms on the main floor and that these future residences should blend with current single family conditions. A small portion preferred larger single family lots. Desired features for townhouses and rowhouses generally included greenspace and children's play areas, and proximity to commercial spaces.

### **Apartment Buildings**

Comments around apartment buildings were primarily height concerns. A number of the participants addressing this topic favoured a 3-storey maximum. The others preferred 4-storey maximum with the possibility of underground parking. Participants discussed not wanting any apartment buildings outside of the community center.

### **Servicing**

A number of workshop participants expressed a desire for undergrounding services, noting the benefit of reducing obstacles for pedestrians (e.g. telephone poles in middle of sidewalks).

## INPUT FROM OPEN HOUSE AND ONLINE FEEDBACK FORM

At the May 16, 2017 Phase 4 Open House, the Preliminary Draft Brookwood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw were presented (visit [www.tol.ca/brfrcp](http://www.tol.ca/brfrcp) to download the Open House presentation panels). A Feedback Form gathered input on the Draft Community Plan, Draft Tree Clear-Cutting Bylaw, and overall engagement process.

Part 1 of the Feedback Form asked participants to identify and comment on three aspects of the Preliminary Draft Community Plan that they liked the most. Part 2 asked participants to identify areas for improvement. In both parts, participants were to indicate to which section of the Preliminary Draft Community Plan their comments referred. The following is a list of the sections:

- Vision Statement and Guiding Principles
- Community Character
- Land Use Plan
- Open Space and Community Amenities
- Heritage
- Environment
- Mobility and Transportation
- Utilities and Services
- Implementation and Phasing (Neighbourhood Plans)
- Building and Development Design (DPA Guidelines)
- Other

Part 3 of the Feedback Form included an open-ended question for any other comments relating to the Preliminary Draft Plan, an open-ended question for comments on the Draft Tree Clear-Cutting Bylaw, and an open-ended question for any comments on the engagement process throughout the Community Plan Update.

The following sections, structured on the categories listed above along with the final two questions regarding the Draft Tree Clear-Cutting Bylaw and engagement process, provide a comprehensive summary of what we heard through the Feedback Form. Note that any comments that were left under the “other” category or the open-ended question on the Preliminary Draft Plan are integrated into the sections below.

## Vision Statement and Guiding Principles

### What participants liked most

Respondents felt the Vision Statement and Guiding Principles reflected key elements of Brookwood-Fernridge’s character, including a strong sense of community and high quality of life. Respondents also noted that they felt their feedback from previous engagement was reflected in the latest draft. It was felt that the Vision Statement and Guiding Principles provided a sense of direction for the community. They also felt that the process of developing a community Vision and Guiding Principles gave existing residents of Brookwood-Fernridge the opportunity to influence how their community will change and grow.

### Suggested areas for improvement

Respondents identifying areas for improvement emphasized the need to listen to what kind of development the community would like to see – moving the engagement process from insight to impact.

## Community Character

### What participants liked most

Overall, respondents in support of this section of the plan reflected a strong desire to maintain the distinct character and “charm” that initially drew them to live in Brookwood-Fernridge. For many, key features of the community’s character that is provided for in the plan include preservation of wildlife habitat, old growth trees, social interaction, and heritage buildings. Others indicated that the policies within the Community Character section of the draft plan reflect community feedback and input throughout the planning process.

### Suggested areas for improvement

Relatively few respondents identified areas for improvement. Some respondents suggested that the quality of life for Brookwood-Fernridge residents could be maintained by planning for less dense development and retaining the character of the community. Similarly, other respondents favoured smaller town centres over big box stores.

## Land Use Plan

The Draft Land Use Plan received the most comments relative to any other categories from Parts 1 and 2 of the Feedback Form.

**What participants liked most**

When asked what they liked most about the Preliminary Draft Community Plan, many respondents said they liked the inclusion of the smaller lots and consideration of the natural environment, including wildlife corridors. Respondents said they liked the Land Use Plan, as it provided a "good mix" of densities, land uses, housing forms and lot sizes compared to the 1987 Community Plan. The location of the community centre and two neighbourhood centres were supported, and additional respondents commented that they liked that the plan retained some of the existing manufactured home parks.

**Suggested areas for improvement**

There was a split between respondents who wanted an increase in density and respondents that felt Draft Land Use Plan was too dense. Those that wanted an increase in density would like smaller lot sizes and/or more multi-family housing around the community serving centre on 200 Street and the neighbourhood serving centre on 208 Street as well as smaller lot sizes in the Single Family 2 areas in the Glenwood and Rinn neighbourhoods. Those who would like to see denser development argued that the community needs more affordable housing options for younger families and individuals.

A number of respondents commented that the Draft Land Use Plan is too dense because of the inclusion of the smaller lots in the Single Family 3 designation and multi-family housing. Some respondents would like to retain larger lots and open space to contribute to the community's character.

Some respondents wanted more clarification on some of the details in the Draft Land Use Plan; especially regarding the future of Cedar Creek Manufactured Home Park and a better understanding of where smaller lots in the Single Family 3 designation would be situated. Other respondents sought more details about green space and natural areas in the Preliminary Draft Plan.

**Open Space and Community Amenities****What participants liked most**

Respondents showed strong support for the preservation of the environment into the Draft Plan, with reference to the inclusion of parks, wildlife corridors, and greenways. Respondents also highlighted the enhanced connectivity of trails and greenways to public facilities, the provision of recreational opportunities, and the consideration of a number of new schools to support a growing population in the Draft Plan.



**Suggested areas for improvement**

Most of the suggested improvements to the Open Space and Community Amenities aspect of the Draft Plan were in reference to proposed parklands. Some respondents felt there were not enough designated parks or natural green spaces in the Draft Plan, or that the parks should become more connected and accessible. A few respondents felt that the added density called for an additional recreation space to ensure opportunities for recreational and social activities for both seniors and youth.

**Heritage****What participants liked most**

A few respondents acknowledged the importance that heritage resources play in the Draft Plan, indicating support for policies that would protect the heritage buildings in Brookwood-Fernridge and recognize the role that history plays in maintaining the unique character of the community.

**Suggested areas for improvement**

There were minimal comments suggesting improvements to the heritage aspect of the Draft Plan. The few comments that were provided reinforced the importance of retaining the historic character of the Township as a whole, as well as creating neighbourhoods that the Brookwood-Fernridge community will be proud to leave for future generations.

**Environment****What participants liked most**

Aspects of the Draft Plan pertaining to the protection of the environment garnered a significant amount of support from respondents. The protection of trees and wildlife emerged as aspects of the plan that respondents viewed favorably in terms of ecosystem preservation itself, but also for human health and well-being. There was an array of comments acknowledging the positive role that cycling and pedestrian trails play in the Draft Plan, as well as the overall respect for the environment and green space in the Draft Plan.

**Suggested areas for improvement**

A number of respondents expressed concern for the natural environment of their community. Suggested improvements to the Draft Plan called for a stricter Tree Clear-Cutting Bylaw, as well as more Bylaw Officers to encourage enforcement. Several respondents were concerned about

the retention of green space, the width of wildlife corridors, and the importance of the community's forests for the outdoor education of younger generations.

## Mobility and Transportation

### What participants liked most

Some respondents provided positive comments about the Mobility and Transportation section of the Preliminary Draft Plan, including increased safety for both cyclists and pedestrians through the inclusion of bike lanes and pedestrian paths (e.g. sidewalks).

### Suggested areas for improvement

The majority of respondents expressed concerns about the proposed transportation network and increased traffic through areas of the community that are known for their pedestrian and bike routes. Several respondents indicated a strong dislike for the proposed lane expansions along 204 Street and 40 Avenue, as these are present with walking trails and school sites. Related to this, respondents were concerned about community safety and tranquility, which contributes to the community character of Brookwood-Fernridge.

Other comments were related to the need for increased public transportation services along arterial roads as well as the provision of more bike lanes to meet the needs of the future population. Bike lanes were suggested to be relocated to areas off main roads (e.g. along side roads and back alleys).

## Utilities and Services

### What participants liked most

Some respondents supported moving homes off septic waste systems and would like new developments to be served by municipal water and sewer systems. It was noted that a clear vision for the future of utilities and services for Brookwood-Fernridge was provided in the Preliminary Draft Plan.

### Suggested areas for improvement

Suggested improvements to this section of the Preliminary Draft Plan recommended changes to the proposed sewer system connections and expansion. Some respondents also voiced that they would like to have underground services and utilities on both sides of the street.

Several respondents felt that existing utilities and services in the heart of Brookwood-Fernridge could not support such a large commercial area. A few comments noted that there are

questions about the purpose of the detention ponds in the plan and that this section of the plan needs more clarification.

## Implementation and Phasing (Neighbourhood Plans)

### What participants liked most

The phasing of development and the use of neighbourhood plans emerged as the favoured aspects of this topic area, with many respondents supporting the idea of orderly growth and continued opportunity for community input on the neighbourhood plans. Some respondents acknowledged the consultation and feedback process as a positive feature of the planning process.

### Suggested areas for improvement

Suggestions for improving the implementation and phasing of the Draft Plan focused on asking for more clarity and detail about this section of the Draft Plan. Respondents wanted to know more about the neighbourhood planning process, its limitations, and how phasing would be implemented over time. Other respondents wanted to see less variability in the potential lot sizes through the neighbourhood plans and gain a better understanding of where smaller lots in the Single Family 3 designation would be situated.

## Building and Development Design (DPA Guidelines)

### What participants liked most

Respondents spoke of their appreciation of the Building and Development Design (DPA Guidelines) section as it provides for a variety of housing types and tries to maintain or enhance the character of Brookwood-Fernridge, such as its recommendations to use natural building materials. Other respondents liked the development permit areas and the intention of protecting farmland as well as promoting environmentally sensitive development throughout the community.

### Suggested areas for improvement

Individuals expressed some concerns that this section of the Draft Plan requires stricter guidelines for integrating historic character into building design as well as ensuring a variety of building forms and appearances.

## Draft Tree Clear-Cutting Bylaw

The majority of comments supported the protection of trees in Brookwood-Fernridge. However, respondents expressed mixed levels of support for the proposed Tree Clear-Cutting Bylaw. Those in support of the Bylaw noted that mature trees are especially important to protect as it contributes to the community's unique character. Those who do not support the Bylaw felt that it needs to take greater consideration of Bylaw enforcement, the practicality of the two-tree limit, and public safety. Some respondents also felt that the two-tree limit will not be effective and would prefer if the Township considered a broader range of regulatory options.

### Effectiveness of the Tree Bylaw

Many respondents were concerned that the proposed Tree Bylaw will not be enforced and therefore be ineffective or have little effect on protecting trees. More information is desired by respondents about the proposed fines and penalties for those who do not follow the Bylaw. Some respondents felt there was a lack of clarity about the special considerations that may be given to developers and residents who want to clear several trees for development purposes.

### Concerns about the two tree limit

Some respondents felt the two-tree limit was not strict enough to meet the commitment to protect the natural environment made in the Brookwood-Fernridge Community Plan. Others believed the two-tree limit was too restrictive and did not take into account the varying number of trees on lots, or the benefit of cutting down hazardous trees. Suggested changes to the Tree Bylaw include: creating a tree-cutting limit based on the total percentage of trees in the community, allowing people to cut down more trees if they provide other community contributions, requiring developers to plant more trees (e.g. requiring a 2:1 ratio of trees planting to tree cutting), including their roots, and only allowing clear cutting in extreme circumstances.

### Alternative ways to protect trees

Some respondents noted that lot sizes should not be reduced in order to accommodate the protection of trees. Instead, buildings should be built around existing trees. Other respondents would like the Township to require developers to set aside designated green space in their proposed developments.

## Engagement throughout the Community Plan Update Process

The majority of respondents felt the engagement process was thorough, inclusive, and provided ample opportunities for community input, but some comments suggested there are concerns

regarding how the input be integrated into the Draft Community Plan. There were also a number of suggestions made for future engagement processes.

### **A positive engagement process**

Many respondents felt the engagement process was well-planned, providing adequate information with frequent opportunity for community input. Some noted that they were skeptical of the process at the beginning but appreciated the work of friendly and helpful staff in creating a healthy environment for feedback. Other comments suggested that this process was better than previous processes. Respondents felt listened to and believed their ideas will be integrated into the Community Plan.

### **Concerns about the legitimacy of the engagement process**

Some respondents felt that the process was not genuine and that decisions favouring high density development were going to be made regardless of what was heard from the community through the engagement process. There was a sense that some community input had been discounted and not integrated into the Preliminary Draft Plan. Some respondents felt that this phase of engagement was rushed and, as a result, the Draft does not reflect the input that was provided.

### **Prioritizing community voices**

Respondents were concerned that input from absentee property owners (specifically developers) was being prioritized over input from community members and that this was reflected in the Draft Plan. There was a sentiment among some respondents that those who were not a part of the community should have less influence on the future of the community. Respondents also felt there should be some way for accounting for what was desired by future residents of the area.

### **Impact of the engagement process**

Some respondents would have liked to see how input was incorporated into the Preliminary Draft Plan before evaluating the engagement process. Respondents would have liked to ensure that their feedback was integrated and the plan produces outcomes that reflect community values. Some comments suggested respondents feel the language in the Draft Plan was too broad, leaving room for discrepancies in development that do not adhere to the plan.

**Transparency about special considerations**

Respondents felt there was a lack of transparency about how applications for new developments and special considerations would be handled. Some felt that applications that did not conform to the new Community Plan’s requirements should not be considered.

**Suggestions to future engagement processes**

Some respondents gave suggestions for improving future engagement processes, including having open houses in the early morning and late evening to accommodate varying work schedules, and making a greater effort to engage youth. Some respondents would appreciate more explanation of engagement materials and maps to make it easier for the public to learn about community planning. Others would like a project overview presentation.

Specific recommendations to improve engagement events included more efficient event registration processes, methods to prevent respondents from voting more than once, or adding multiple post-it notes and misrepresenting the level of support for specific ideas.

## EMAILS AND LETTERS

During Phase 4 of the Brookwood-Fernridge Community Plan update, the Township of Langley received approximately 20 letters and emails from the public regarding various items, including:

- Land use, housing types and density
- Neighbourhood plans and phasing
- Trails, conservation areas and wildlife habitat
- Transportation and servicing
- Tree protection
- In-stream development applications

# APPENDIX A: NEWSPAPER ARTICLE



## Brookwood plan open house upcoming

The open house will allow residents to see a draft plan of the neighbourhood's future.

MATTHEW CLAXTON / Wed May 10th, 2017 1:30am / LOCAL NEWS NEWS



Langley Township is holding an open house for the Brookwood-Fernridge Community Plan Update to seek feedback on a preliminary draft plan.

The draft plan can be seen online [tol.ca/brfrcp](http://tol.ca/brfrcp).

Members of the public are being encouraged to come to the event to share their views on the new draft.

The Township has been hosting a number of open houses and planning sessions on the future of Brookwood-Fernridge over the past several months.

A previous attempt to create a new community plan proved so controversial that council voted to scrap it and start over. Residents objected to the level of density and population growth planned for Fernridge, which is currently mostly low-density and semi-rural.

As the plan has slowly moved forward, developers have started building single family housing in Fernridge using the guidelines for the old plan.

The open house will be held May 16, from 3-8 p.m. at the George Preston Recreation Centre at 20699 – 42 Avenue.



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842  
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300**

**EXPLANATORY NOTE**

Bylaw 2017 No. 5300 amends the Langley Official Community Plan to provide an updated Community Plan for Brookswood-Fernridge.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300**

WHEREAS it is deemed necessary and desirable to amend “Langley Official Community Plan Bylaw 1979 No. 1842” as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300”.
- 2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by:
  - a) amending Section 1.10 by replacing the words “Brookswood/Fernridge Community Plan Bylaw No. 2475” with the words “Brookswood-Fernridge Community Plan Bylaw 2017 No. 5300”;
  - b) replacing Map 3 – Centres with Schedule A attached to and forming part of this bylaw;
  - c) repealing “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood/Fernridge Community Plan) Bylaw 1987 No. 2475”;
  - d) repealing “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood/Fernridge Community Plan) Bylaw 1987 No. 2475 Amendment (Township of Langley) Bylaw 1992 No. 3179”;
  - e) repealing “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Mennonite Fellowship) Bylaw 1998 No. 3741”;
  - f) repealing “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood/Fernridge Community Plan) Bylaw 1987 No. 2475 Amendment (204A Street) Bylaw 1999 No. 3908”; and
  - g) adding Schedule B attached to and forming part of this bylaw as a schedule to Langley Official Community Plan Bylaw 1979 No. 1842.

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

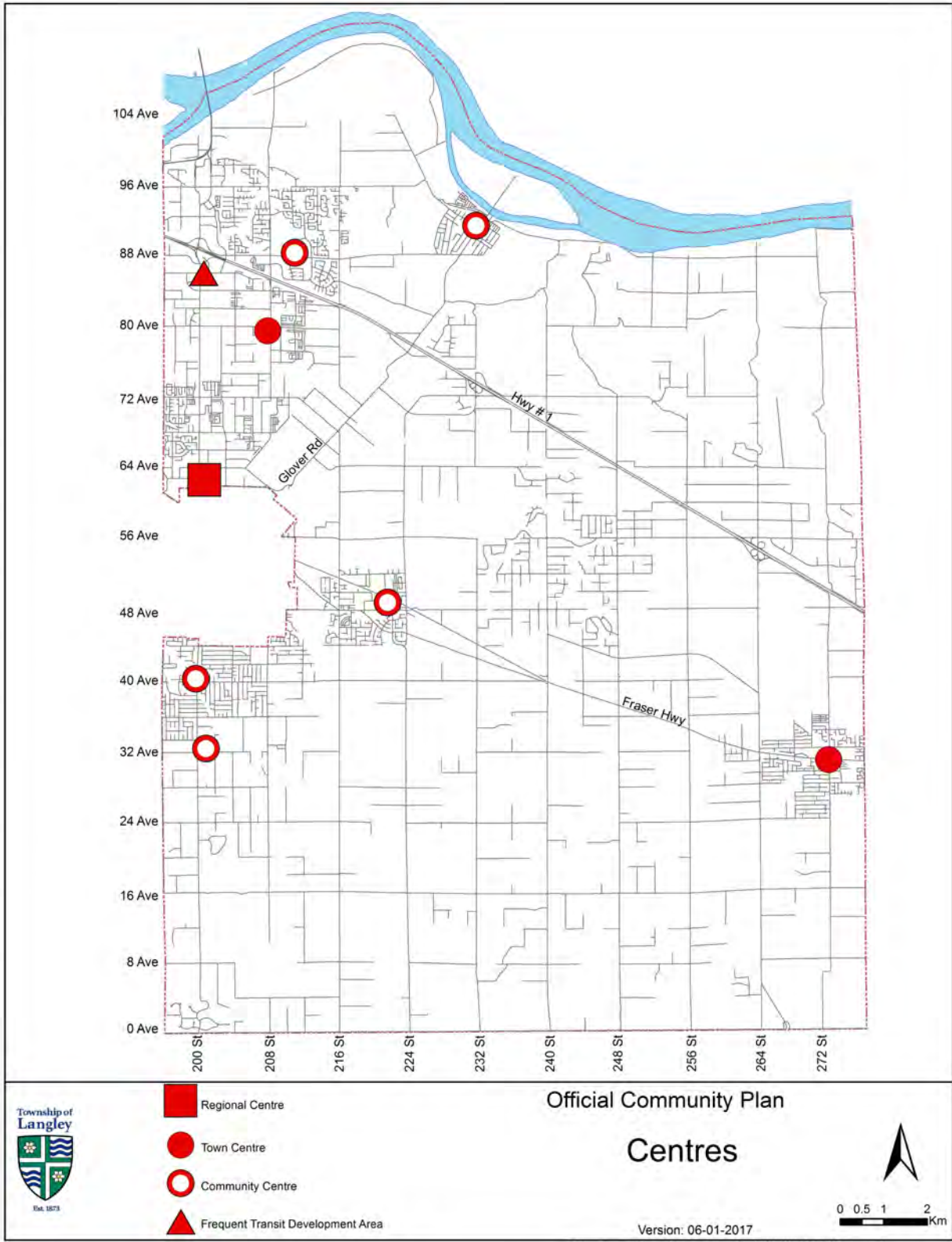
PUBLIC HEARING HELD the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

RECONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

### SCHEDULE A



Township of  
Langley



Est. 1873

SCHEDULE B  
of Bylaw No. 5300



# Brookwood-Fernridge Community Plan

Bylaw No. 5300





# BROOKSWOOD-FERNRIDGE COMMUNITY PLAN

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# 1. INTRODUCTION

This document sets out the vision, guiding principles, and policies that will shape growth and development in Brookwood-Fernridge over the next 20 to 25 years. It provides an overall development framework for the community and establishes policies related to community framework and character, land use, open space and community amenities, the environment, mobility and transportation, and utilities and services.

The Brookwood-Fernridge Community Plan forms part of the Township of Langley Official Community Plan (OCP), which provides the long-term vision for sustainable growth and development in the Township as a whole. More detailed neighbourhood plans, which apply to portions of a Community Plan area, must be consistent with the policies delineated in the Community Plan.



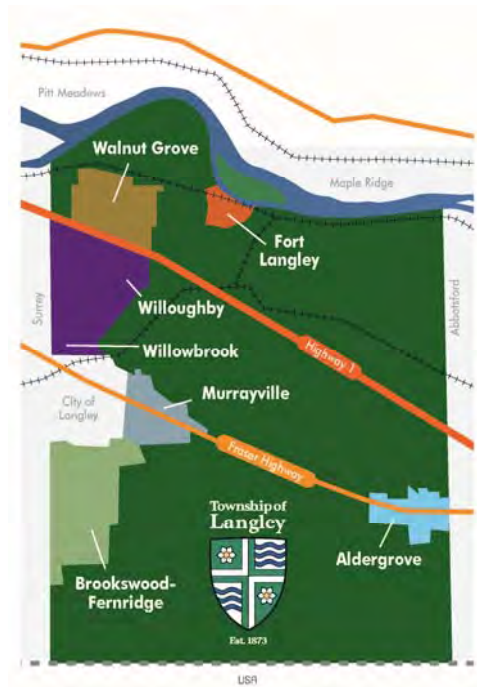
Township of Langley Planning Framework

### 1.1 COMMUNITY PLAN AREA

Brookwood-Fernridge is located in the southwestern portion of the Township of Langley, immediately east of the City of Surrey and south of the City of Langley. The plan area encompasses about 1,440 hectares (3,558 acres), extending from 44 Avenue to 16 Avenue and from 196 Street to the east of 212 Street.

### 1.2 HISTORICAL CONTEXT

The boundaries for the Brookwood-Fernridge plan area fall within the asserted traditional territories of the Coast Salish peoples, where early villages, seasonal occupational sites, places of spiritual significance, and natural resource procurement sites existed throughout the area now encompassed by Langley and its neighbouring Fraser Valley municipalities. In addition to the presence of a documented early travel route that connected Semiahmoo Bay to the Fraser River through the north end of Brookwood-Fernridge, called the Semiahmoo-Langley trail, known archaeological sites within the greater vicinity of the plan area boundaries indicate early use and possible habitation of the area by local First Nations dating back several millennia.



Township of Langley Community Plan Areas

European settlement in Brookwood-Fernridge occurred gradually beginning in the late 1880s, when the area’s open meadowlands, fertile soil and heavily timbered forests drew settlers to the Campbell Valley area. Some fifty ranchers settled in this area, even though less than 10% of their land was cultivated. These first settlers were closely tied to the logging industry, and some brought their established land-clearing skills from the timber industry to support their farming efforts. Glenwood was one of the first of these areas to be settled by those who established farms and sawmills to take advantage of the abundant first growth timber. One of the earliest

documented local institutions in the area was the first Glenwood School built in 1891 at North Bluff (16 Avenue) and Johnson-Townline (216 Street). Subsequent adaptations of this one-room school were built on other sites in the vicinity over the decades that followed to meet the gradually increasing demands of a growing population, up to the initial construction and expansion of the existing Glenwood School that serves the community today.

By the turn of the twentieth century, the numerous small logging operations in the area began to benefit from a growing local market and improved transportation links. The Great Northern Railway (GNR) line completed in South Langley in 1909 was of great importance for lumber transport, and the Fernridge Lumber Company established a spur line to the railway that ran through the north end of Brookwood within a year of its arrival. The British Columbia Electric Railway (BCER) that ran through the middle of Langley opened in 1910 and supported the lumber mills by allowing them to install spurs anywhere along the line.

Early farms in the area were initially served by road infrastructure that ran on a predominantly north-south axis, with small sections of road that provided east-west access to individual farms. Maps of the area show that by 1915 there were two key roads serving the Brookwood-Fernridge area. The longest roads were Rinn Road (208 Street) that extended from the international border to Old Yale Road, and Griffith Road (200 Street) that extended from the international border to 36 Avenue. Griffith Road subsequently became known as Hunter Road after Hunter Station on the BCER line where it crossed what is now 200 Street. Many of these early street names originally named after early landowners in the area were re-named post-1918 to honour soldiers from Langley who served in the First World War.

The period between the First and Second World Wars was tumultuous, as many communities experienced a short but prosperous development boom followed by the devastating stock market crash of 1929. In the small community of Fernridge in the southwest corner of Langley, a post office, general store, and gas station were established along 24 Avenue to serve the local population by residents Noel and Lillian Booth who ran a fleet of buses that acted as mobile stores around the community. The Fernridge Hall was constructed in 1921 when the economy was still in a fragile state, but communities were developing quickly as soldiers returned from the war and established larger families, and the need for community facilities was on the rise. Additional facilities that served the growing community in the decades that followed included the Brookwood Community Hall, originally known as the Brookwood Club Association Hall, built in the 1930s by Fred Brooks on 200 Street south of 44 Avenue. This building was converted to the Langley Playhouse in 1972 and has become a cultural landmark for the neighbourhood and Township. St. Paul's Anglican Church, built c.1947, is representative of the post-war development in Brookwood and its longstanding function as a church continues to serve the area today as the Life Tabernacle.

By 1958 road infrastructure in the area had expanded. Henderson Road (16 Avenue) and Wix Road (24 Avenue) provided longer east-west axis roads serving Fernridge, while shorter road sections, such as McInnis (32 Avenue), Bradshaw (40 Avenue), and Fisher (44 Avenue), similarly served Brookwood.

Significant urban residential development in Brookwood-Fernridge began in the late 1960s after the construction of the Port Mann Bridge, which allowed easier access to the Vancouver area for commuters. Developments prior to 1987 required a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) based on servicing by a community water system and individual septic systems. In 1987, a Community Plan for the area was adopted by Township Council that provided for smaller lot

sizes (650 m<sup>2</sup> / 7,000 ft<sup>2</sup>) and some multi-family dwellings, subject to all new development being fully serviced with both community water and sewer systems. An area east of 208 Street around 44 Avenue was developed in the mid-1990s, utilizing sewer capacity available in a sewer main running through the City of Langley.

### 1.3 EXISTING CONDITIONS

Brookwood-Fernridge currently consists of two distinct areas: the northern area that was developed between the late 1960s and mid-1990s for urban uses and the southern area that has not yet been developed for urban uses.

The developed area of the community east and west of 208 Street generally consists of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) to 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) single detached residential lots. The developed area also includes two commercial precincts. The larger commercial area, Brookwood Village, is located near the intersection of 200 Street and 40 Avenue and includes a grocery store, drug store, restaurants, and professional offices. The other commercial area is located along the west side of 208 Street between 40 Avenue and 42 Avenue.

The undeveloped area generally consists of suburban residential lots of about 0.4 to 2 hectares (1 to 5 acres) in size. Other land uses in the undeveloped area include farms, manufactured home parks, and vacant lands. A commercial area exists at the intersection of 200 Street and 24 Avenue and includes a grocery store, pub, and gas station.



The lands to the east and south of the Brookwood-Fernridge area are currently being used for residential and agricultural purposes, with the exception of Campbell Valley Regional Park. All of these lands are located in the Agricultural Land Reserve (ALR), a provincial zone in which agriculture is recognized as the priority use. The lands to the north are located in the City of Langley and are currently being used primarily for residential purposes, except for Alice Brown Elementary School and the BC Hydro right-of-way/off-leash dog park. The lands to the west are located in the City of Surrey and are currently being used for residential and agricultural purposes. The majority of the lands to the west are located within the City of Surrey Campbell Heights Local Area Plan, which provides for the development of a 798 hectares (1,971 acres) business/light industrial park.

### 1.3.1 POPULATION CHARACTERISTICS

The current population of the Brookwood-Fernridge area is estimated to be 13,280. The average number of persons per household in the community is 2.7, slightly less than the 2.8 Township-wide average. The median age in Brookwood-Fernridge is 44 years, which is higher than the median age in the Township as a whole (40 years).\*

### 1.3.2 HOUSING

There are approximately 4,700 occupied dwellings in Brookwood-Fernridge. Of these dwellings, 85% are single-detached dwellings, 14% are moveable dwellings (e.g. manufactured homes), and 1% are apartment dwellings. Nearly 60% of the dwellings in Brookwood-Fernridge were built in the 1960s and 1970s. Approximately 88% of the dwellings in Brookwood-Fernridge are owner-occupied, which is slightly higher than the Township as a whole (85% owner-occupied).†

### 1.3.3 EMPLOYMENT AND BUSINESS

Approximately 61 hectares (150 acres) of land in Brookwood-Fernridge are currently being used for employment purposes (e.g. commercial and institutional uses). The commercial zones are generally clustered around the intersections of 200 Street and 40 Avenue, 200 Street and 24 Avenue, as well as along 208 Street between 40 Avenue and 42 Avenue. A neighbourhood commercial zone is located on the southwest corner of 208 Street and 24 Avenue. There is no existing industrial land in Brookwood-Fernridge.

### 1.3.4 OPEN SPACE AND COMMUNITY FACILITIES

Approximately 46.5 hectares (115 acres) of public park space exist in Brookwood-Fernridge. Existing public parks include:

- Noel Booth Community Park on 36 Avenue near 202 Street
- Brookwood Park on 200 Street and 40 Avenue
- Bell Park on 38 Avenue near 205 Street
- East Brookwood Park on 212 Street and 42 Avenue
- Dale Ball Passive Park on 208 Street and 36 Avenue
- Wisser Natural Park on 196A Street north of 40 Avenue
- The Rees-Callard Natural Park on 202 Street south of 32 Avenue
- Brookwood Skateboard Park on 208 Street and 42 Avenue
- Zazulak Park on 44B Avenue near 197A Street

Additionally, there are approximately 18 hectares (45 acres) of existing conservation area in Brookwood-Fernridge, primarily around watercourses. Surrounding area parks include Campbell Valley Regional Park, an off-leash dog park in the City of Langley, and Latimer Park in the City of Surrey.

The George Preston Recreation Centre on 208 Street has an ice/dry floor arena, curling facility and multi-purpose rooms. The Brookwood Library is located at 40 Avenue near 200 Street and the Langley Lawn Cemetery is located on 208 Street.

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\* Source: Statistics Canada (2011 Census and 2011 National Household Survey)

† Source: Statistics Canada (2011 Census and 2011 National Household Survey)

There are three (3) elementary schools in Brookwood-Fernridge: Belmont (on 40 Avenue), Noel Booth (on 35 Avenue), and Glenwood (on 24 Avenue). St. Catherine's, a private elementary school, is located on 32 Avenue. Langley Fundamental Middle and Secondary School is located on 212 Street, and Brookwood Secondary School is located on 208 Street.

Privately operated community facilities in Brookwood-Fernridge include a rod and gun club, an equestrian club, a seniors' hall, a small playhouse, and the Fernridge Community Hall. There are also seven (7) churches located throughout the community.

### 1.3.5 ENVIRONMENT

The Brookwood-Fernridge area includes four (4) watersheds (or drainage basins). The northern portion of Brookwood-Fernridge is in the Anderson Creek, Murray Creek, and Pleasantdale Creek watersheds, which flow north into Nicomekl River and eventually into Boundary Bay. The southern portion of Brookwood-Fernridge is in the Little Campbell River watershed, which flows west to Semiahmoo Bay. These watersheds contain natural, constructed, and roadside watercourses that sustain populations of a variety of fish. Non-fish bearing watercourses in these watersheds provide a source of food and nutrients and/or cool water to downstream fish populations. There are also a few small lakes and ponds in the area.



Nearly all of the Brookwood-Fernridge area is underlain by the Brookwood Aquifer. The relatively flat ground surface of the uplands, together with the sand and gravel materials, permits relatively high infiltration rates. This unconfined aquifer is highly vulnerable to possible contamination from various sources, including septic system discharges, polluted stormwater runoff, and both agricultural and anthropogenic activities (e.g. use of lawn fertilizer and manure, fuel spills, and pesticide use).

Brookwood-Fernridge is characterized by a large number of mature coniferous trees. Based on land cover mapping completed by the Langley Environmental Partners Society (LEPS) in 2002, the Brookwood-Fernridge area contains 37.5% of all coniferous forest in the Township of Langley. There are 122 confirmed wildlife species within the Brookwood-Fernridge area, including nine (9) red (extirpated, endangered, and threatened) or blue (special concern) listed species.

### 1.3.6 MOBILITY AND TRANSPORTATION

Brookwood-Fernridge has an existing system of arterial, collector, and local roads largely based on a grid. The major north-south arterial roads in Brookwood-Fernridge are 200 Street and 208 Street. The major east-west arterial roads are 16 Avenue, 24 Avenue, 32 Avenue, and 40 Avenue. As identified in the Highway and Traffic Bylaw, the designated truck routes in and immediately adjacent to Brookwood-Fernridge include 200 Street, 16 Avenue, and portions of 32 Avenue, 36 Avenue, 40 Avenue, 205 Street, and 208 Street.

TransLink provides bus service through Brookwood-Fernridge. Two community shuttle routes (the C60 and C61) cover the northern portion of the area while another community shuttle route (the C63) serves the southern portion of the area. The 531 bus provides half-hour service through Brookwood-Fernridge from White Rock Centre to Willowbrook via Langley Centre along 32 Avenue and 200 Street.

Most of the roads in Brookwood-Fernridge do not have sidewalks. There are some walkways between roads or between roads and parks in the developed area. A commuter bike route currently exists in Brookwood-Fernridge along 40 Avenue. There are also several existing community and recreational bike routes in Brookwood-Fernridge.

### 1.3.7 UTILITIES AND SERVICES

Most properties in Brookwood-Fernridge are currently serviced by a municipal water system. The municipal water system in Brookwood-Fernridge is supplied by both groundwater from the Brookwood Aquifer and water from Metro Vancouver. Many properties in the undeveloped area are serviced by private wells where the municipal water system is limited. There are currently three active municipal wells in the Brookwood Aquifer.

Most of Brookwood-Fernridge is serviced by on-site private systems (e.g. septic systems). The Phase 1 area east of 208 Street ('Cedar Ridge') is serviced by a sewer system that connects to the City of Langley's sanitary sewer network. A gravity trunk main sewer was installed through the Brookwood-Fernridge area as part of the development of the High Point area (southwest corner of the Township). Some parts of Brookwood-Fernridge have connected to this sewer system through Local Area Services.

The majority of the drainage system in the developed area is managed by infiltration swales, infiltration trenches, dry wells, and rock pits. The system was designed to contain a five-year storm event with overland flow routes for a major 100-year storm event.

Fire Hall 5, which serves Brookwood-Fernridge and the surrounding rural areas, is located on 32 Avenue at 204 Street. A Community Policing Office is located near 200 Street and 41 Avenue.

## 1.4 POLICY CONTEXT

The Brookwood-Fernridge Community Plan is informed and shaped by the broader policy context of the Metro Vancouver Regional Growth Strategy, the Township's Sustainability Charter, the Township's Official Community Plan, and various other Township plans, strategies, and policies. The Brookwood-Fernridge Community Plan fits within this policy context that respects the distinctive character of the community.

### 1.4.1 REGIONAL GROWTH STRATEGY

In 2011, Metro Vancouver adopted Metro Vancouver 2040: Shaping Our Future, a Regional Growth Strategy (RGS) for the entire Metro Vancouver region. The RGS represents a collective vision on how the region will accommodate the additional 1 million people that are anticipated over the next 25 years. Approximately 90,000 additional residents are anticipated in the Township of Langley over the next 25 years.

The RGS establishes an Urban Containment Boundary (UCB) that provides a stable, long-term area for residential, commercial, and industrial development, and reinforces the protection of agricultural, environmental, and rural areas. The Brookwood-Fernridge area is located within the UCB and is designated as 'General Urban' in the RGS. General Urban areas are intended for residential neighbourhoods and centres, and are supported by commercial, institutional, recreational, and park uses.

### 1.4.2 SUSTAINABILITY CHARTER

In 2008, Township Council adopted the Sustainability Charter with a vision to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced. The Sustainability Charter outlines a number of social/cultural, economic, and environmental goals and objectives.

### 1.4.3 OFFICIAL COMMUNITY PLAN

In 2016, Township Council adopted a new Official Community Plan (OCP) that provides a 30-year vision for growth and development in the Township as a whole. The OCP includes a number of high-level goals and policy directions that follow the Sustainability Charter.

The OCP also provides general policy direction on land use and community structure as well as on urban community and neighbourhood design. The Brookwood-Fernridge area is located within the Urban Development Area and is designated for 'Urban' in the OCP. Urban areas are intended for residential neighbourhoods and centres, supported by commercial, institutional, recreational, and park uses.

### 1.4.4 OTHER PLANS, STRATEGIES AND POLICIES

Other Township plans, strategies, and policies that have informed the Brookwood-Fernridge Community Plan include the following:

Age-Friendly Strategy: Approved by Council in 2014, the Age-Friendly Strategy helps the Township meet the needs of its older residents, while providing a physical and social environment that works for residents of all ages.

Anderson Creek and Fernridge Integrated Stormwater Management Plans (ISMPs): Both completed in 2014, these ISMPs provide direction on preserving and improving the overall environmental health of the Anderson Creek watershed and the Fernridge watershed (part of the Little Campbell River watershed).

Anderson Creek Terrain Stability and Channel Morphology Assessments; Anderson Creek Geotechnical Review; and Anderson Creek Slope Stability Assessment: Completed in 2006, 2012, and 2016 respectively, these reports contain site specific and general recommendations for mitigating potential slope instability that could result from future development adjacent to Anderson Creek.



Cycling Plan: Endorsed by Council in 2015, the Cycling Plan identifies the eventual cycling network and the ultimate cycling infrastructure in the Township.

Employment Lands Study: Completed in 2010, the Employment Lands Study provides an assessment of the future demand for employment lands in the Township.

Heritage Strategy: Endorsed by Council in 2012, the Heritage Strategy outlines strategic goals and actions for heritage to 2022.

Housing Action Plan: Endorsed by Council in 2013, the Housing Action Plan guides decision-making related to market and non-market housing.

Manufactured Home Park Redevelopment Policy: Updated by Council in 2015, this Policy, among other items, states that community plans must consider the need for manufactured home parks as a residential land use and outlines the assistance that should be considered to tenants upon the redevelopment of a manufactured home park.

Master Transportation Plan: Endorsed by Council in 2009, this Plan guides the development of the Township's transportation system in an effective and economical manner that accommodates projected population and employment growth.

Parks and Recreation Master Plan: Adopted by Council in 2002, this Plan provides principles and guidance for parks and recreation services in the Township.

Water Management Plan: Endorsed by Council in 2009, this Plan provides a series of recommendations to better protect aquifers in the Township.

Wildlife Habitat Conservation Strategy: Adopted by Council in 2008, this Strategy ensures that wildlife habitat planning and management is incorporated into the community and neighbourhood planning process.

## 1.5 PLANNING AND ENGAGEMENT PROCESS

The original Brookwood-Fernridge Community Plan was adopted by Township Council in 1987. This Plan provided for a population of about 35,000 people, with 30,000 living in single detached dwellings, 3,000 living in townhouses or mobile homes, and 2,000 living in apartments.

In April 2016, the Township launched a planning and engagement process to update the 1987 Community Plan to provide opportunities for growth and redevelopment in the undeveloped areas while maintaining existing land uses and densities in the developed areas of the community. The engagement approach applied to the Community Plan update included consultation with the following:

- The general public, including:
  - residents and property owners within the Brookwood-Fernridge area
  - residents and property owners within the rural surrounds
  - business owners and workers
  - other interested individuals

- The Community Planning Team (CPT), comprised of individuals representing various stakeholder groups, including:
  - residents and property owners within the Brookwood-Fernridge area
  - residents and property owners within the rural surrounds
  - non-profit community associations, business owners, the development community, and environmental groups
  
- External agencies and Township Advisory Committees, including:
  - City of Surrey and City of Langley
  - Agricultural Land Commission, Langley School District No. 35, TransLink, Metro Vancouver, and Fraser Health
  - Langley Environmental Partners Society, Little Campbell Watershed Society, Save the Little Campbell Committee, and Nicomekl Enhancement Society
  - Brookwood Village Merchants Association
  - Urban Development Institute and Greater Vancouver Homebuilder's Association
  - Agricultural Advisory and Economic Enhancement Committee, Heritage Advisory Committee, Recreation, Culture, and Parks Advisory Committee, and Seniors Advisory Committee



The Community Plan update process involved five key phases of planning and engagement work. **Phase 1** (April – July 2016) involved raising awareness of the Community Plan update, communicating the scope and timeline of the Plan update, and providing an early opportunity to gather input on community values, key issues, and opportunities. Public engagement activities in Phase 1 included community dialogue sessions (a series of small group conversations), an open house, and a CPT meeting.

**Phase 2** (September – November 2016) involved the compilation of background research on existing conditions and Township policies into a Community Profile. This Profile served as key input for public engagement in this phase, which focused on the collaborative development of the draft vision and guiding principles for the updated Community Plan. Public engagement activities in Phase 2 included community workshops (a series of smaller group meetings), an open house, and a CPT meeting.

**Phase 3** (December 2016 – March 2017) involved incorporating the background research and engagement feedback received in previous phases in the development of ideas, opportunities

and options for land use and strategic policy directions in the undeveloped areas. Public engagement activities in Phase 3 included a CPT meeting and co-design workshop, online engagement, and an open house.

**Phase 4** (April – May 2017) involved integrating the consultation feedback received in the previous phases and additional technical analysis in the preparation of a preliminary draft land use plan and associated policies and design guidelines. Technical analysis in this phase included the preparation of a general servicing concept for an integrated transportation network and utility systems. Public engagement activities in Phase 4 included a CPT meeting, a series of community workshops, and an open house.

**Phase 5** (June – July 2017) involved assembling and synthesizing all of the background research, technical analysis, and consultation feedback received in the previous phases into a final draft Community Plan. Phase 5 also involved the bylaw process.

A variety of communication techniques were used throughout the Community Plan update in order to raise awareness of the process and public engagement events. These communications included flyer / postcard mailouts to property owners and tenants within the community and rural surrounds, newspaper advertisements, email updates, and a project webpage that served as the key source of public information for the Community Plan update process.



## 2. VISION AND GUIDING PRINCIPLES

Vibrant, social, sustainable, and livable communities are the result of careful planning and thoughtful design. Designing such communities begins with an established Vision statement for the community and a set of Guiding Principles to support the Vision and ‘set a direction’ for Community Plan policies. The Vision and Guiding Principles are an outcome of community input, policy and technical analysis, and best planning practices.

### 2.1 VISION

Expressed in broad terms, the Vision describes the desired future state of the community. It serves as an inspiring statement that anticipates what Brookwood-Fernridge will be like in 20 to 25 years. All of the guiding principles, policies, and guidelines set forth in this Community Plan contribute to the realization of the Vision.

Developed in consultation with the Brookwood-Fernridge community and based on the distinct context and opportunities for growth and change, the following Vision statement serves as a foundation of the Brookwood-Fernridge Community Plan.

Vision:

*Brookwood-Fernridge is a liveable and tranquil community, known for its towering conifers and small town feel. It has celebrated its history and protected its natural environment through carefully balanced growth and change. Highly walkable and interconnected, it is a complete community providing the right mix of housing for all of its residents. It contains civic, commercial and cultural spaces that support a strong sense of community and a high quality of life.*



Artist's rendering of Fernridge neighbourhood centre and surrounding areas in 2042  
(location of parks and schools are conceptual)

## 2.2 GUIDING PRINCIPLES

Guiding principles are broad statements that provide direction for the development of more detailed policies and guidelines. They express a common understanding of how to ultimately realize the community's Vision.

The guiding principles that shaped the development of the policies and design guidelines in this Community Plan are listed below.

### Guiding Principles:

1. **Foster a distinct identity and character.** Maintain the existing character and close-knit feel of the developed areas, and establish new neighbourhoods that respect and complement the identity, form, and scale of the developed areas.
2. **Protect the natural environment.** Balance development with the protection of the natural environment, including the aquifer, watercourses, trees, and wildlife habitat, that sustains many essential biological, hydrological, and geological functions.
3. **Commemorate the history of place.** Celebrate heritage by encouraging the retention of buildings with historic significance and incorporating rural characteristics and local history into the public realm.
4. **Build a livable community pattern.** Locate complementary land uses and housing forms together and provide appropriate transitions where different land uses and densities interface.
5. **Integrate effective urban design.** Build attractive, inviting, and pedestrian-oriented buildings, streets, and public spaces.
6. **Cultivate vibrant centres.** Develop and improve community and neighbourhood centres to meet local and daily needs, provide employment opportunities, and serve as community focal points.
7. **Provide housing choices.** Retain existing housing types and lot sizes in developed residential areas and provide an appropriate range of housing options in mixed-use centres and new neighbourhoods.
8. **Support transportation diversity.** Establish a multi-modal transportation system that accommodates pedestrians, cyclists, equestrians, public transit, and automobiles and allows for the safe movement and delivery of people and goods.
9. **Establish public spaces and community services.** Accommodate parks, natural open spaces, community and cultural facilities and other public spaces connected through a network of multi-use trails.
10. **Develop utility infrastructure.** Service new neighbourhoods with municipal water and sewer systems and manage stormwater using both storm sewers and best management practices that replicate natural processes.
11. **Promote health and safety.** Promote neighbourhood designs that support active lifestyles, public safety, and crime prevention.
12. **Ensure benefits from growth.** Use growth and development to provide benefits and amenities for all residents.
13. **Engage citizens in plan implementation.** Provide and encourage active citizen involvement in the implementation of the plan.
14. **Phase new development.** Employ neighbourhood planning processes to initiate development in new neighbourhoods.



## 3. COMMUNITY FRAMEWORK, CHARACTER, AND IDENTITY

This section of the Brookwood-Ferridge Community Plan describes the planning concept of complete communities – a policy framework that is the foundation for this Plan – and defines the key land use strategy of the community land use pattern. Complete communities are a cornerstone of the vision and policies of the Township of Langley Official Community Plan (OCP). Combined with technical and policy analysis, consultation input and feedback, and best practices, this policy framework underpins the Vision statement and Guiding Principles of this Community Plan, informing policies that delineate a community structure and the character and identity of the community as it grows and changes over time.

### 3.1 COMMUNITY FRAMEWORK – PLANNING, DESIGN, AND STRUCTURE CONSIDERATIONS

#### 3.1.1 COMPLETE COMMUNITIES

The built environment of any community includes the buildings and infrastructure that support human settlement, ranging in scale from individual buildings to open and green spaces to

residential precincts and commercial districts. The built environment also includes supporting infrastructure, such as water supply, energy, and transportation networks.

As stipulated in the OCP, the built environment for the Brookwood-Fernridge community is distinct from other communities in the Township of Langley in terms of its history, character, density, land use, and ultimate development capacity. The development of the built environment in Brookwood-Fernridge is intended to establish a sustainable spatial pattern based on the community design principles of centres, walkability, and viable transit.

In keeping with the Guiding Principles set out in Section 2, a complete community forms the foundation on which growth and change occur, and contributes to the sustainable built environment in the Brookwood-Fernridge community. A complete community is a place that offers and supports a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play locally.

A complete community is one that offers homes that are located near shops, schools, recreation, work, and other daily destinations, as well as provides safe and convenient opportunities to walk, cycle or take public transit. This helps to reduce the time and money spent on driving, to reduce greenhouse gas emissions, and to make efficient use of land and services. Inherent in this planning concept is sufficient housing to generate a population base that can support commercial services, community amenities, utilities, and public transit.

### 3.1.2 CENTRES STRATEGY

According to Section 2.4 of the OCP, centres are a starting point for developing the spatial pattern for the Brookwood-Fernridge community and serve as the policy manifestation of a complete community. Centres offer a mix of commercial, employment, residential, medical, educational, and recreational amenities that support the daily needs of residents and workers, and serve as important community gathering places when they are planned and designed as people-oriented spaces. Centres also accommodate a variety of transportation systems, public spaces, and green infrastructure, each of which have a clear place in an organizational spatial hierarchy within the community.

The cohesive and integrative spatial arrangement and pattern of the different components in centres help create synergies among land uses and environmental features, activate the public realm, and create opportunities for housing and mobility choice.

#### A Hierarchy of Centres

The Brookwood-Fernridge community will be comprised of multiple centres, each varying in size and scale, and serving a specific purpose or function. The Neighbourhood Centre is relatively modest in size, scale, and function, and consists of smaller and/or fewer retail shops and offices that serve the day-to-day needs of the local neighbourhood. The Community Centre is made up of a range of services that meet both daily needs that serve the immediate area, but also includes community-wide features that provide for the wider area such as a broader range of housing types, and both convenience and comparison retail services and recreational amenities.

The 5- to 10-minute walking radius (400 to 800 metres) is the standard indicator for informing the configuration and distribution of land uses in a centre. Ideally, most of the daily needs and services in the neighbourhood are within this walking radius for most residents in a community. Typically, non-residential uses, such as retail and office uses and community amenities, are



clustered at the 'hub' of centres. These non-residential clusters are also highly accessible to surrounding residents.

### A Mix of Uses

A mix of uses in a walkable centre provides residents with opportunities to live, work, meet their daily needs, and access key services within their community. Mixing uses is not simply a matter of varying land use on a block-by-block basis, but also integrating complementary uses in a range of appropriate building types within a common area or within the same building. This mix provides community and neighbourhood focal points, which help to create a sense of place.

A mix of uses has an important effect on the function of transportation networks in a community. Mixed uses allow non-vehicular transportation (e.g. walking and cycling) to become viable options for residents. This in turn helps to reduce traffic congestion, as trips that might otherwise be taken by car are either reduced or eliminated.

## **3.2 COMMUNITY AND NEIGHBOURHOOD CENTRES**

Community and Neighbourhood Centres are the key organizing elements for the built environment in the Brookwood-Fernridge area. Each centre will include the elements necessary to contribute to the building of a complete community. The intent of these policies is to establish the spatial framework for the continued development of the community and to promote a distinct community identity.



Illustrative concept of Booth commercial village

Policies:

1. Foster a complete community in Brookwood-Fernridge by organizing the land use pattern for the area around a series of distinct and compact Community and Neighbourhood Centres, as delineated on Map 1, that function as focal points of the Brookwood-Fernridge community and where much of the development intensity will be focused.
2. Design centres to be walkable, using approaches such as clear street grids, ‘fine-grained’ street, and block patterns that contribute to energy efficient design, create direct connections throughout the centres and areas beyond that accommodate a range of travel modes, ensuring convenient access to neighbourhood and community destinations. Incorporate public open spaces and, in the Commercial Village land use designation, commercial and mixed-use buildings with retail uses that flank public spaces and rights-of-way.
3. Encourage and direct investments and activities to Community and Neighbourhood Centres that will enable those areas to flourish as compact, mixed-use neighborhoods. Centres will be designed to accommodate the community’s new commercial business areas, housing, institutional, cultural, and park and open spaces, thereby providing services and employment close to housing, and promoting efficient use of public services, including current and future transit, with housing options for a variety of households and stages of life.
4. Allow local-serving commercial activity in the centres (in the Commercial Village land use designation) that supports the overall function and character of the centre.
5. Integrate as many compatible land use elements in the centres to uphold the goal of building complete communities, as indicated on the Land Use Plan (Map 2).
6. Support convenient access to healthful and affordable food in the centres by providing space to accommodate farmers’ markets and community gardens.
7. Cultivate a distinct identity in Community and Neighbourhood Centres that provides residents with a sense of place and differentiates Brookwood-Fernridge from other communities within the municipality and areas throughout the region.



Illustrative concept of Fernridge neighbourhood centre

### 3.3 NEIGHBOURHOOD AREAS BEYOND THE CENTRES

Neighbourhoods beyond the centres are key organizing elements of the larger spatial structure at the community scale. These areas beyond will consist primarily of residential uses with a variety of housing types and a street network that connects residents, jobs, services, and amenities through various modes of travel. The following policies are intended to guide the development of neighbourhoods in areas beyond the centres that provide quality of life through convenient access to amenities such as local services, parks and open space, and to foster a distinct identity through the integration of natural features and small town characteristics in the built environment.

#### Policies:

1. Foster a complete community in Brookwood-Fernridge by designing of a series of distinct neighbourhoods in areas beyond the centres that provide residents access to schools, parks, open space, and other local services and amenities, as well as pedestrian and cycling connections within neighbourhoods and areas beyond.
2. Consider limited commercial uses outside of the centres to support the surrounding area with services, yet with the goal of upholding the residential character, as indicated on the Land Use Plan (Map 2) or through a neighbourhood plan.
3. Establish a distinct identity through natural features and place-making elements for neighbourhoods that provide visual interest and a sense of place or belonging for residents.
4. Support healthy and active neighbourhoods by providing ready access to parks, open spaces, trails, greenways, and services that make it easy for residents to have physical activity and a means to meet many of their daily needs.
5. Establish street and block patterns that contribute to energy efficient neighbourhood design and create direct connections throughout the neighbourhood and areas beyond that provide for a range of travel modes, ensuring convenient access to local and community destinations.

### 3.4 RESIDENTIAL CLUSTER DEVELOPMENT

Residential cluster development is the land planning practice of clustering or grouping new housing development on a portion of a development site, as a means of protecting open space, existing character, wildlife habitat, and other natural features on the other part of the same development site. This 'plan with the land' approach is essentially a transfer of development entitlements or density from one part of the site to concentrate the development in another part of the site in order to secure increases in overall open space or conservation spaces in the community.



Residential cluster development serves as a policy mechanism that contributes to the overall structure of the community by identifying predefined 'cluster designation areas' that will create a network of permanently protected spaces (e.g. significant tree patches, conservation areas, and

other ‘green’ infrastructure) that supports and balances broader community development and community planning goals of the Plan. The objective of the following policies is to promote the preservation of open spaces for conservation within residential land uses in centres and neighbourhoods beyond, through neighbourhood planning processes.

Policies:

1. Provide for residential cluster development and identify Cluster Designation Areas for lands designated for residential development, as identified through neighbourhood planning processes.
2. Encourage residential cluster developments, where possible, in environmentally sensitive areas and/or areas with natural features such as watercourses, lakes, ponds, and trees.
3. Consider incentives for new multi-family and single family residential developments to adopt a clustered form of development such as smaller lot sizes for single family lots and permitting different building forms for multi-family development.
4. Require the design of residential cluster developments to be consistent with the overall community character policy goals of this Plan.
5. Protect the undeveloped or preserved portions of development sites through park land designations or other legal instruments.
6. Pursue opportunities to establish a publicly-accessible, connected network of open spaces preserved through the residential cluster development.

### 3.5 COMMUNITY CHARACTER AND IDENTITY

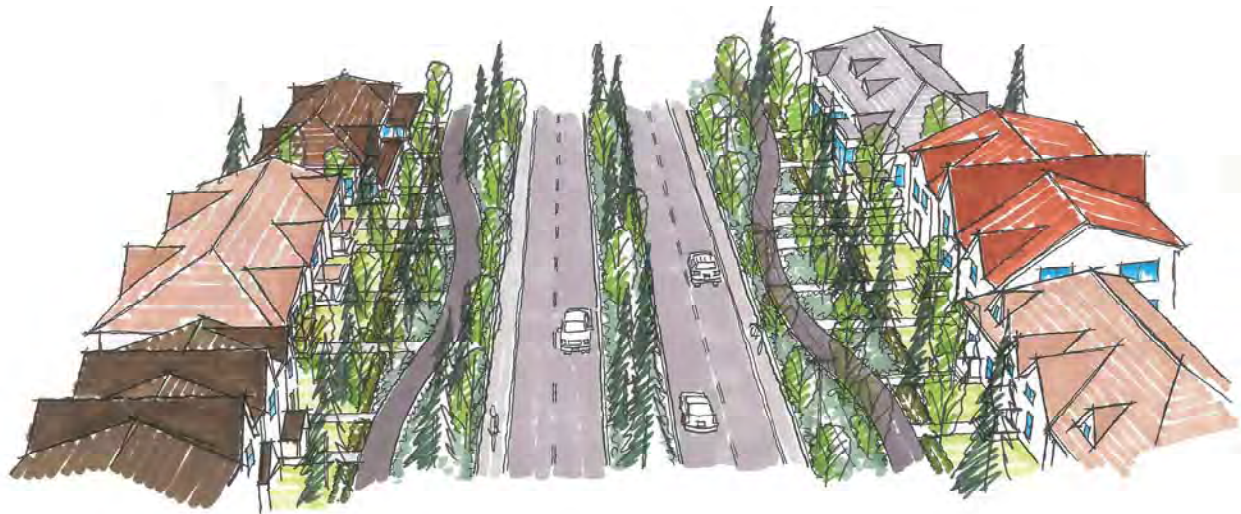
Cultivating a distinct community character and identity provides residents with a strong sense of place and differentiates the area from other communities in the municipality. Brookwood-Fernridge currently consists of two fairly distinctive areas, but the towering conifers and small town feel are key characteristics that transcend the whole community. Elements of small town character include low scale buildings, social interaction, walkability, and natural features and open spaces, both within and along the edges of the community. As growth and change occur in some parts of the community, these and other local character elements should be integrated into the design of new neighbourhoods and centres. The following policies aim to ensure that the community, the centres, and neighbourhoods beyond the centres are designed to foster a distinct identity.

Policies:

1. Establish and integrate the character and identity of the community, neighbourhoods, and centres through:
  - a. the preservation of unique natural features, the natural beauty, and distinctive natural heritage, such as, but not limited to, sightlines and viewsapes, watercourses and associated conservation areas, lakes, ponds, treed boulevards, and significant tree stands (existing and next generation), specifically coniferous
  - b. the integration of natural features into the design of the built environment such as new developments, parks, trails and road boulevards
  - c. quality landscape architecture and urban design that reflect small town and/or rural character elements and create attractive roads and streetscapes, parks, greenways and other public spaces, including accommodating equestrians on some trails,

especially those near the Agricultural Land Reserve and the Campbell Valley Regional Park

- d. strong gateways, landmark and edge conditions
- e. street names and/or signage that reflect local history and/or natural features
- f. public art that is integrated within public places
- g. the identification of historical resources, and development of interpretive features about such sites and the broader area
- h. the retention and enhancement of the urban forest and tree canopy to the greatest extent possible by retaining mature and significant trees, and integrating the next generation of trees through development and in the design of public spaces
- i. the design of 200 Street as a “Great Street” with, for example, wider boulevard, treed centre medians and other unique place-making features, particularly for the section between the Community Commercial Village at 40 Avenue and the Neighbourhood Commercial Village at 24 Avenue
- j. the consideration of supplementary scale and massing guidelines (e.g. height, coverage and setbacks) for single family dwellings



200 Street as a “Great Street” to enhance community character and identity

2. Design the built environment to promote walkability and social interaction through:
  - a. fine-grained and well connected streets, greenways and trail networks
  - b. buildings that face sidewalks and streets, rather than rear yards, driveways, and parking areas, to provide casual surveillance and a continuous sidewalk
  - c. sidewalks and trails that incorporate street furniture, lighting, and other amenities to enhance the pedestrian experience
  - d. centres and neighbourhoods that incorporate public gathering places, such as parks and plazas
  - e. building design elements such as extended front porches or 'stoops' for all ground-oriented residential uses
  - f. building façades that are visible from public streets, lanes, walkways, parks, and trails to provide architectural interest
  - g. public pedestrian connections and access integrated in larger multi-family development sites



## 4. LAND USE

Land use designations and their corresponding policies help achieve the overall Vision of the Community Plan by identifying the intended use of land. These designations, shown on the Land Use Plan (Map 2), are intended to guide growth and change in Brookwood-Fernridge over the next 20 to 25 years.

The designations shown on Map 2 include residential, commercial and institutional land uses. Approximately 1,050 hectares (2,600 acres) of land is designated for residential uses (including the mixed use Commercial Village areas), representing approximately 73% of the total Community Plan area. Of these residential land uses, approximately 91% is designated for single family, 6% is designated for multi-family and mixed use, and 3% is designated for manufactured home parks. The Land Use Plan for Brookwood-Fernridge accommodates a population of approximately 39,000.

## 4.1 GENERAL RESIDENTIAL LAND USE POLICIES

The following policies apply to all land use designations that accommodate a residential use:

### Policies:

1. Calculate the land area density on the basis of gross developable land area where the minimum or maximum density is expressed in terms of units per hectare (units per acre). Gross developable land area includes land dedicated for new roads, land above the top-of-bank protected for watercourses, and land secured for transmission lines and other utilities provided they are upgraded as a linear park system. For clarity, gross developable land area does not include land dedicated for stormwater detention ponds.
2. Encourage a variety of tenures (e.g. ownership and rental).
3. Encourage a variety of housing sizes (e.g. number of bedrooms) and floor layouts (e.g. master bedroom on the ground floor).
4. Encourage innovative building design and forms that optimize the use of sites by preserving green space.
5. Permit seniors housing facilities (e.g. community care facilities, assisted living residences, and supportive housing) within any residential land use designation, subject to the facility being consistent with the policies specific to that land use designation.
6. Require adaptable housing design features in a minimum of 10% of apartment units and 5% of all other housing units, as required in the Official Community Plan.
7. Require new single family developments to enter into an exterior design control agreement. The agreement should address the following general guidelines for new developments:
  - a. retain existing significant trees, especially coniferous trees
  - b. incorporate a high quality design and employ an architectural approach that is harmonious with the community context (e.g. low scale, pedestrian-friendly buildings)
  - c. require developments to complement adjacent developments in terms of siting, form, and character, but individual architectural expression is encouraged both within and between street blocks
  - d. encourage all visible building elevations to provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks and trails
  - e. provide a strong street presence through street facing buildings that include elements such as extended front porches. Single family dwellings should not back onto a public road.
  - f. encourage single family dwellings located on corner lots to address both street edges and have the front door face the intersection



## 4.2 SINGLE FAMILY 1

The Single Family 1 land use designation accommodates single family dwellings with a minimum lot size of 0.8 hectares (2 acres), except for the area along 204A Street between 20 and 24 Avenue where a minimum lot size of 3,716 m<sup>2</sup> (0.9 acre) may be considered and the properties with frontage on 208 Street north of 28 Avenue where limited infill subdivision may be considered. The intent of these policies is to ensure that larger lot, low-density single family housing is provided for lands that are encumbered by steep ravines and escarpments, lake-front habitats, and equestrian supportive properties adjacent to the Campbell Valley Regional Park.

### Policies:

1. Accommodate single family dwellings on a minimum lot size of 0.8 hectares (2 acres) within areas designated Single Family 1.
2. Permit the area along 204A Street and 20 Avenue to be used as single family dwellings on a minimum lot size of 3,716 m<sup>2</sup> (0.36 hectare or 0.9 acre), despite Policy #1 of this subsection.
3. Consider infill subdivision of properties with frontage on 208 Street north of 28 Avenue subject to:
  - a. each new lot having a minimum useable area (e.g. land area beyond the natural boundary of the lake) of 2,000 m<sup>2</sup> (0.2 hectare or 0.5 acre)
  - b. each new lot having a minimum frontage of 45 metres (148 feet)
  - c. no increase in the number of lots with access to the lake
  - d. no increase in individual lot access to 208 Street

## 4.3 SINGLE FAMILY 2

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>), except for the area that is both east of 208 Street and north of 43 Avenue where a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) may be considered. Single family dwellings with a lot size between 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) and 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) may be considered where land is being protected for conservation, open space, and/or ALR buffer purposes through residential cluster development and other regulatory mechanisms, subject to more detailed neighbourhood planning. These policies are intended to ensure large and medium-sized lot, single family housing for lands furthest away from the centres.

### Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) within areas designated Single Family 2.
2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) and 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) in neighbourhood plans where land is being protected for conservation, open space, and/or ALR buffer purposes. A neighbourhood plan may provide further policies regarding the amount of land being protected and the minimum lot size that may be considered.

4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>), despite Policy #3 of this subsection.

#### 4.4 SINGLE FAMILY 3

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>). Single family dwellings with a lot size between 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) and 650 m<sup>2</sup> (7,000 ft<sup>2</sup>), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres.

##### Policies:

1. Accommodate single family dwellings on a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) within areas designated Single Family 3.
2. Consider a lot size between 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) and 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) in neighbourhood plans, particularly within community and neighbourhood centres, along arterial and collector roads, and where land is being protected for conservation, open space, and/or ALR buffer purposes. A neighbourhood plan may provide further policies regarding the amount of land being protected and the minimum lot size that may be considered.
3. Explore manufactured home parks, detached and duplex strata developments (including rancher-style developments), and cottage housing/pocket neighbourhoods in neighbourhood plans, particularly within community and neighbourhood centres, along arterial and collector roads, and where land is being protected for conservation, open space, and/or ALR buffer purposes. The neighbourhood plan may provide further policies regarding the amount of land being protected and the types of housing that may be considered.
4. Consider duplexes and semi-detached dwellings in neighbourhood plans along arterial and collector roads and on corner lots. The neighbourhood plan may provide further policies regarding these types of housing.
5. Restrict residential uses that are directly across a street from lands designated Single Family 1 or Single Family 2 to single family dwellings on a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>), despite Policies #2, #3, and #4 of this subsection.

#### 4.5 ROWHOUSE/TOWNHOUSE

The Rowhouse/Townhouse land use designation accommodates a range of fee simple rowhomes and strata townhomes. These compact housing forms are located within centres and provide residents with reasonable walking distances to commercial services and public amenities.

Policies:

1. Locate fee-simple rowhome and strata townhome developments in areas designated Rowhouse/Townhouse.
2. Permit all rowhome and townhome buildings to have a maximum height of two and a half (2.5) storeys, except where a neighbourhood plan has identified areas where a maximum of three (3) storeys may be allowed.
3. Provide for a maximum density of 35 units per hectare (14 units per acre), except where a neighbourhood plan has identified areas where a maximum density of 54 units per hectare (22 units per acre) may be permitted.

**4.6 APARTMENT**

The Apartment land use designation accommodates low-rise apartments incorporated in strategic locations in the Plan area. These denser housing forms shall be located within centres and provide residents with reasonable walking distances to commercial services and public amenities.

Policies:

1. Locate low-rise apartment developments in areas designated Apartment.
2. Permit all buildings to have a minimum height of two (2) storeys and a maximum height of four (4) storeys.
3. Provide for a minimum density of 99 units per hectare (40 units per acre) and a maximum density shall be 148 units per hectare (60 units per acre).
4. Provide off-street parking in a concealed manner (e.g. below-grade structured parking, 'tuck-under' parking).

**4.7 MANUFACTURED HOME PARK**

The Manufactured Home Park land use designation supports the retention of historically-designated manufactured home parks. This includes the four existing manufactured home parks located south of 26 Avenue. The intent of these policies is to ensure the retention of the designated manufactured home parks and appropriate adherence to provincial and municipal policy in the redevelopment of non-designated manufactured home parks.

### Policies:

1. Retain manufactured home parks within areas designated Manufactured Home Park.
2. Provide for a maximum density of 20 units per hectare (8 units per acre).
3. Ensure that redevelopment of non-designated manufactured home parks complies with the Township of Langley Mobile Home Park Redevelopment Policy No. 07-121 and other relevant municipal policies and provincial statutes.

## 4.8 COMMERCIAL VILLAGE

The Commercial Village land use designation accommodates vibrant centres that provide commercial services and other amenities for local residents and form the 'heart' of the neighbourhood and community. Commercial Village areas north of 36 Avenue shall accommodate locally-serving commercial uses. Commercial Village areas south of 36 Avenue shall accommodate locally-serving commercial uses on the ground floor with one (1) to three (3) storeys of commercial uses, office uses or apartments above the ground floor in mixed-use building forms. The intent of these policies is to ensure that Commercial Village development is pedestrian-friendly, integrated into its surrounding context and designed to maximize quality of experience for users and business owners and employees and quality of life for residents.



Policies:

The following policies apply to Commercial Village designated areas north of 36 Avenue:

1. Encourage the Commercial Village area at 200 Street and 40 Avenue and 208 Street and 42 Avenue to function as neighbourhood commercial areas, providing convenient neighbourhood shopping facilities for common daily requirements.

The following policies apply to Commercial Village designated areas south of 36 Avenue:

2. Require locally-serving commercial uses (e.g. grocery stores, pharmacies, coffee shops, restaurants, neighbourhood pubs, and medical services) to be located on the ground floor, except where a neighbourhood plan has identified areas where ground floor commercial uses are not required.
3. Ensure all buildings (except gas stations) have a minimum height of two (2) storeys. Uses above the ground floor may include locally-serving commercial uses, office uses, or apartments.
4. Allow a maximum height of four (4) storeys.
5. Provide for a maximum density of 111 units per hectare (45 units per acre) where apartment uses are incorporated above the ground floor.
6. Permit a maximum lot coverage of 40%, except where a neighbourhood plan has permitted otherwise.
7. Limit individual commercial units to a maximum floor area of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>), except for the following commercial uses:
  - a. grocery stores
  - b. pharmacies
  - c. fitness centre
  - d. daycares
  - e. office uses above the ground floor
8. Prohibit drive-throughs, gas stations, vehicle sales, and vehicle servicing uses in the Commercial Village, except where a neighbourhood plan has provided more specific location and siting policies.
9. Prohibit vehicle servicing, repair, washing, sales or fuel dispensing facilities, hazardous liquid storage facilities, such as drycleaners, in the Commercial Village at 200 Street and 32 Avenue (see Section 8.2).
10. Include cultural, educational, recreational, and other assembly services and amenities in the Commercial Village.

## 4.9 CONVENIENCE COMMERCIAL

The Convenience Commercial land use designation accommodates small-scale, convenience commercial services for local residents. Convenience Commercial buildings may be located on local or main roads and shall be limited to lower impact uses such as professional offices, hair salons, and small coffee shops. Commercial retail units shall be provided on the ground floor with residential units permitted above. The intent of the policies is to promote live-work arrangements for local residents and ensure that Convenience Commercial developments are integrated into the overall community character.

Policies:

1. Require small-scale commercial uses (e.g. convenience stores, coffee shops, and small restaurants) to be located on the ground floor.
2. Permit all buildings to have a maximum height of two (2) storeys. Uses above the ground floor may include convenience commercial uses, small-scale office uses, or apartments.
3. Provide for a maximum density of 37 units per hectare (10 units per acre) where apartment uses are incorporated above the ground floor.
4. Restrict individual commercial units to a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>).
5. Prevent drive-throughs in the Convenience Commercial land use designation.
6. Consider through more detailed neighbourhood planning additional or expanded locations for Convenience Commercial uses to serve local residents.

**4.10 INSTITUTIONAL**

The Institutional land use designation accommodates educational facilities, recreation centres, civic buildings, community care facilities, and places of worship that are essential for a thriving community. The conceptual location of new elementary, middle, and secondary schools is shown on the Open Space and Community Facilities Map (Map 3) and will be monitored as the community grows and more detailed locational planning will be accommodated within neighbourhood plans. The intent of the following policies is to maintain existing community and educational facilities and to enhance accessibility to new facilities.

Policies:

1. Accommodate institutional uses within areas designated Institutional. Ensure that new or expanded institutional developments are consistent with the form, scale, and character of adjacent land uses.
2. Consider the redevelopment of an existing institutional use provided the redevelopment is consistent with the policies of an immediately adjacent land use designation.
3. Consider new community facilities (e.g. daycares, seniors' centres, and places of worship) in any land use designation (except for the Single Family 2 area north of 36 Avenue on the east side of 200 Street and north of 33A Avenue on the west side of 200 Street) subject to:
  - a. the site being located on a collector road (as opposed to a local road)
  - b. the site having access to an adequate transportation network for the proposed size of the facility
  - c. the site having adequate off-street parking and/or drop-off and pick-up space
  - d. the proposed development being consistent with the form, scale, and character of adjacent land uses
4. Encourage new daycares to locate on or adjacent to school sites.
5. Allow new schools in any land use designation.

## 4.11 PARK AND OPEN SPACE

The Park and Open Space land use designation accommodates parks and open spaces. The conceptual location of new parks and open spaces is shown on Map 3 and will be monitored as the community grows and more detailed locational planning will be accommodated within neighbourhood plans. The following policies aim to maintain existing green space and retain significant tree stands within these areas.

### Policies:

1. Retain parks and open spaces within areas designated Park and Open Space.
2. Preserve significant tree stands and fields in order to accommodate wildlife.
3. Preserve parks and open spaces in association with forest and fish habitat.
4. Allow new parks and open spaces in any land use designation.

## 4.12 CONSERVATION

The Conservation land use designation indicates the conceptual extent of conservation areas around fish-bearing watercourses, which may include streamside wildlife habitat and vegetation.

### Policies:

1. Protect areas designated Conservation in accordance with the Streamside Protection and Enhancement Development Permit Area of the Official Community Plan (OCP).
2. Preserve significant tree stands in order to accommodate wildlife. Favourable consideration shall be given to development projects which include provision for significant preservation of forests, such as clustered residential developments.

## 4.13 UTILITY

The Utility land use designation accommodates existing utility infrastructure and facilities. The intent of the following policies is to encourage alternative uses of utility corridors, such as passive recreation and urban agriculture.

### Policies:

1. Allow utility uses in areas designated Utility.
2. Encourage the hydro utility corridor north of 40 Avenue to accommodate other uses, such as passive recreation and urban agriculture.



## 5. OPEN SPACE AND COMMUNITY AMENITIES

Parks, open spaces, and community amenities contribute to making Brookwood-Fernridge complete and support the physical, mental, environmental, social, and cultural health of the community. Access to parks, open space, and recreation areas can improve the health of residents and provide valuable urban wildlife and vegetation habitat. Recreational and cultural amenities such as heritage spaces, and art and performance venues contribute to civic identity, and create a sense of place, enrich lives, and inspire creativity and innovation.

The objective of the Community Plan policies is to preserve, provide, and enhance park land, open space, and community amenities for the health, educational, social, recreational, and cultural enjoyment of the community. The distribution of park, open space, and community amenities will depend on allocation in currently served areas, the location of new and existing community amenities, and the presence of other institutional providers that service the social and cultural needs of the community.



## 5.1 COMMUNITY, NEIGHBOURHOOD, AND POCKET PARKS

The Township of Langley Parks and Recreation Master Plan outlines a park provision standard as a means to determine the additional park space requirements given the proposed population projected for Brookwood-Fernridge. Park land is allocated as per the following:

- Neighbourhood Park – neighbourhood parks are intended to serve an area equivalent to the catchment area of an elementary school and to provide for the active athletic and recreational requirement of the neighbourhood (0.8 hectares or 2 acres per 1,000 people)
- Community Park – community parks, both for passive and athletic uses, are intended to serve an area equivalent to the catchment area of a secondary school (0.8 hectares or 2 acres per 1,000 people), and provide extensive activity areas and special recreational facilities
- Pocket Parks and Plazas – pocket parks and plazas are located strategically to create green open space for sitting, eating, resting and playing (0.2 hectares or 0.5 acres per 1,000 people)



### Policies:

1. Accommodate an additional 34 hectares (84 acres) of parks space in the form of community and neighbourhood parks in the approximate locations within the community as indicated on Map 3.
2. Incorporate pocket parks along greenways, plazas and other community gathering spaces within appropriate locations as determined through neighbourhood planning processes.
3. Provide parks and plazas as part of new community facilities, and ensure public use and access.
4. Integrate park planning and design into broader community planning initiatives related to land use, residential development, transportation, and community amenity provision.
5. Promote the use of indigenous plants in park landscaping.
6. Continue to give due consideration to preserving land for open space in reviewing new development within Brookwood-Fernridge.
7. Enhance the connection between different open space areas, where feasible, to create or maintain an open space network.
8. Implement effective landscape design of parks and open spaces, and apply Crime Prevention Through Environmental Design (CPTED) guidelines to enhance safety and comfort.

## 5.2 NATURAL PARKS AND TRAILS

Natural parks provide a sense of community character within Brookwood-Fernridge, and trails within natural parks provide public access to the unique natural features of the area. Natural parks include permeable landscapes and natural features that provide many important ecological services that need to be considered when expanding on existing trails or planning for development near these natural areas.

### Policies:

1. Identify significant tree stands and consider the use of amenity charges and other development incentives to protect significant tree stands as natural parks as determined through neighbourhood planning processes.
2. Encourage integration and connectivity, and provide low-impact, passive recreation opportunities within natural parks and adjacent to conservation areas, as shown on Map 3, where appropriate.
3. Develop nature trails as conceptually illustrated on Map 3. Ensure that trails located adjacent to watercourses and the Agricultural Land Reserve are constructed in accordance with federal and provincial regulations and guidelines (as applicable).
4. Enhance or create trails that connect open spaces and conservation areas, where possible, as conceptually illustrated on Map 3. Explore further trail opportunities as part of neighbourhood planning processes.
5. Locate other trail connections and develop funding strategies to facilitate equitable cost-sharing as part of neighbourhood planning processes.

## 5.3 STREET GREENWAYS

Street greenways are wide boulevards along major roads, providing an attractive environment to encourage active modes of transportation. Street greenways provide pedestrian and cyclist access throughout the community, connect the public to important community amenities and contribute to the overall health and safety of the community. To provide a continuous route throughout Brookwood-Fernridge, street greenways are connected with the public street network.



### Policies:

1. Develop a multi-use recreational greenway system as conceptually indicated on Map 3. Explore further greenway opportunities as part of neighbourhood planning processes.
2. Promote connecting Community and Neighbourhood Centres and community facilities by greenways.
3. Retain and integrate, where possible, existing mature and significant trees within the greenway right-of-way.

4. Locate greenways adjacent to community, neighbourhood, and pocket parks, and urban greens and plazas.
5. Maintain contiguous greenway paths.
6. Incorporate greenway designs with stormwater capture, detention, and release functions.
7. Limit driveway crossings over street greenways.
8. Design greenways to conform with Crime Prevention Through Environmental Design (CPTED) guidelines to enhance user safety and comfort. Guidelines include:
  - a. careful placement of plants to maintain visibility of greenway users
  - b. use low-ground vegetation covers (less than three feet in height)
  - c. allow users to view entrances, exits, pathways and the immediately surrounding areas
  - d. ensure effective lighting along walkways and entrances

## 5.4 PUBLIC COMMUNITY FACILITIES

Population growth in Brookwood-Fernridge is projected to generate demand for additional community facilities, including schools. These facilities are integral in community cohesion and social interaction between community members as they serve the social, educational, health, cultural and recreational needs of the community.

Existing schools are shown on the Open Space and Community Facilities Map (Map 3). Conceptual locations and grade configurations of new schools were assessed in consultation with the School District No. 35 (Langley), and are also shown on Map 3; however, the actual number, location, and grade configurations of new schools may change as the community develops and will be reviewed with the creation of future neighbourhood plans.

### Policies:

1. Enhance the existing and/or develop a new recreation centre to accommodate the recreation needs of a growing community.
2. Locate new community facilities such as recreation centres and libraries in close proximity to Community and Neighbourhood Centres to maximize access for pedestrians, cyclists, and transit users.
3. Locate community level recreation services (e.g. playing fields, water parks, and skateboard parks) and similar facilities in close proximity to or within community parks.
4. Encourage new community facilities and schools to be located adjacent to greenways, open spaces, or tree protection areas provided they do not have a significant adverse affect on their ecological integrity or viability.
5. Locate new school sites adjacent to neighbourhood or community parks.
6. Centrally locate new schools within a neighbourhood.
7. Enhance accessibility to new school sites by multiple forms of transportation including biking, walking, and public transit.

## 5.5 HERITAGE RESOURCES

Although there is a lack of material evidence that demonstrates early use of the area by First Nations peoples on the landscape today, the presence of recorded archaeological sites within the greater Brookwood-Fernridge area, the Semiahmoo-Langley Trail, and the Campbell River (a historically rich salmon spawning ground) provides considerable basis for archaeological potential within the area. The provincial Archeology Branch maintains and oversees the legislative processes for the management of archaeological sites throughout British Columbia, and landowners are required to conform to provincial requirements with respect to both known and unknown sites.

The historic and cultural resources in the Brookwood-Fernridge that are visible today reflect the cultural and community life of the area during the early to middle decades of the twentieth century. Historic assessments have been completed for several buildings located in the Brookwood-Fernridge area, including the Fernridge Hall, the Glenwood School, the Langley Playhouse, and the Life Tabernacle. The assessments were conducted to determine the heritage value and significance of each site to the community and to assess their eligibility for inclusion on the Township of Langley's Heritage Inventory.



Sites of historic significance within Brookwood-Fernridge area include (as shown on Map 3):

- Glenwood Elementary School, 20785 – 24 Avenue, constructed in 1912 to serve the increasing rural population
- Fernridge Hall, 2389 – 200 Street, constructed in 1921 to serve as a gathering space for the growing community
- Langley Playhouse, 4307 – 200 Street, constructed in the 1930s as Brookwood Community Hall and converted to the Playhouse in 1972
- Life Tabernacle, 4447 – 200 Street, constructed in the 1940s as St. Paul's Anglican Church and transferred to the ownership of the Pentecostal Church of British Columbia in 1969

An additional site, the Noel Booth Store and Gas Station, which stood for many years on 24 Avenue, had received past recognition. However, following a publicly advertised process to relocate the buildings, one of the three small structures was relocated to another site in the Township and restored, and the remaining two were demolished.

In 2012, Township Council endorsed a Heritage Strategy that outlines the strategic goals and actions for heritage sites to 2022. The Strategy recognizes the importance of Langley's historic and archaeological resources, its rural lands, and its natural landscapes in developing complete sustainable communities.

Policies:

1. Retain identified sites in the area in recognition of their historic value to the community by using heritage conservation instruments such as heritage revitalization agreements, to vary density, siting and other regulations, to achieve successful outcomes in integrating historic buildings with new infill development.
2. Consider financial incentives, such as permissive tax-exemptions, that may assist owners in heritage retention, and maintain incentives, such as the Heritage Building Incentive Grant Program, that support owners in their long-term repair and maintenance of heritage resources.
3. Encourage owners to utilize best practices in conservation planning in making changes to heritage resources by complying with the Standards and Guidelines for the Conservation of Historic Places in Canada.
4. Ensure that the scale and character of new infill on heritage sites is compatible with the existing resources.
5. Avoid unauthorized damage to archaeological sites by encouraging landowners and service providers to fulfill their obligations under the Heritage Conservation Act to the provincial Archaeology Branch.
6. Communicate the historic value of the area through a variety of means including complementary public realm design, historic interpretation, public art, and signage that addresses the tangible and intangible history of the area. For interpretive purposes, topics of significance include:
  - a. the history of Noel Booth, for whom many community facilities and places are named, at or in close proximity to the Fernridge Village Centre at 24 Avenue and 200 Street
  - b. the history of the early Semiahmoo-Langley Trail at or in close proximity to the commercial village planned for 32 Avenue and 200 Street
7. Document for the archives any listed resources that cannot, for legitimate reasons, be retained through As-found Reports. In such instances, salvage opportunities will be encouraged.



## 6. ENVIRONMENT

To achieve sustainable outcomes within the Township, planning for complete communities requires the facilitation of decision making to carry out development goals with due consideration given to the natural environment. Within Brookwood-Fernridge, planning policies guide the protection of groundwater resources, watercourses, existing significant tree stands, and wildlife habitat.

Planning for the natural environment also involves addressing energy and water conservation as well as greenhouse gas (GHG) emissions. This is further facilitated by development of parks and greenways to ensure wildlife corridors are maintained.

### 6.1 AQUIFER (GROUNDWATER)

The Township is committed to the protection of aquifers which are a source of drinking water and influence stream flow and water quality. Nearly all of Brookwood-Fernridge is underlain by the Brookwood Aquifer, an unconfined aquifer highly vulnerable to possible contamination. The Community Plan policies below reinforce the recommendations highlighted in the Water Management Plan (WMP) and the Anderson Creek and Fernridge Integrated Stormwater

Management Plans (ISMPs). The overarching objectives of the WMP and ISMPs provide direction to better protect the water resources in Brookswood-Fernridge, including protecting quantity of groundwater supply, protecting groundwater quality, and promoting healthy habitat for fish, riparian, wetland and recharge areas, and recreation areas.

Policies:

1. Promote low impact development and best management practices (BMPs) for stormwater treatment and infiltration measures to maintain pre-development infiltration rates and the integrity of groundwater aquifers.
2. Capture and transport stormwater with potentially contaminated runoff to treatment and detention areas that are located outside of the 20-year capture zones of the Township wells. Where it is not possible to transport stormwater outside the 20-year capture zones, provide adequate on-site treatment.
3. Integrate the WMP principles and groundwater BMPs within new land developments in order to minimize impacts on groundwater quantity and quality.
4. Increase public awareness and education about groundwater quality and quantity, including potential contaminants, and how groundwater supports ecosystems and promotes a healthy environment.

## 6.2 WATERCOURSES

The health and quality of the watersheds are a reflection of the integrity of the ecosystem as a whole. Watersheds are dynamic systems that respond to changes in land use and hydrology, which, if not properly managed, can lead to reductions or disappearance of fish and wildlife, increased contamination of surface and ground waters, increased frequency and magnitude of floods, and a general decrease in the quality of life of local residents. The policies below reinforce watercourse protection requirements in the Township's Official Community Plan (OCP) and recommendations highlighted in the Anderson Creek and Fernridge ISMPs.

Policies:

1. Require developments to conform to the Township's Streamside Protection and Enhancement Development Permit Area in the OCP.
2. Continue to pursue watershed and sub-watershed planning work throughout the Township and in partnership with adjacent municipalities, government agencies, and other organizations.
3. Continue to pursue consultation opportunities with landowners and the development community within sensitive watershed areas.
4. Facilitate the mitigation of adverse impacts by development (e.g. impervious surfaces) on peak flow, runoff volumes, and water quality.
5. Review and, if necessary, update the Watercourse Classification Map in the OCP as part of more detailed neighbourhood planning processes.

## 6.3 TREES (URBAN FORESTRY)

Land use planning and potential development areas have been designed with consideration of the community's significant tree stands. The Township of Langley Subdivision and Development

Servicing Bylaw 2011 No. 4861, as amended, defines significant tree stands and outlines requirements related to tree protection and replacement during the development application stage as well as overall tree management for new development sites. In 2014, Township Council adopted the Interim Tree Clear-Cutting Bylaw 2014 No. 5080 to regulate tree clear-cutting in the Brookwood-Fernridge area on an interim basis.

The policies outlined below are intended to protect the character and health of the Brookwood-Fernridge community as it grows and continues to develop over time. Neighbourhood plans may develop more detailed tree protection policies.

Policies:

1. Identify significant tree stands as part of more detailed neighbourhood planning processes and consider different strategies (e.g. cluster development and amenity charges) to preserve these stands.
2. Encourage cluster development in residential land use areas where significant tree stands exist to encourage retention of trees and open space. Through neighbourhood planning processes, consider incentives for new developments to adopt a clustered form of development.
3. Incorporate provisions to retain existing significant and mature trees where possible in landscape design of road boulevards, greenways and parks. Consider modified road and greenway standards to retain trees where appropriate.
4. Support development projects which include significant and mature tree preservation.
5. Encourage new developments to replace more trees than required by Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended.
6. Include significant and mature trees in Agricultural Land Reserve edge planning and landscaping buffers.
7. Provide continuous planting of street trees along both sides of public streets and, where feasible, within centre medians.
8. Consider replacing Interim Tree Clear-Cutting Bylaw 2014 No. 5080 with a new tree clear-cutting bylaw to prevent clear-cutting in advance of development on a permanent basis.





## 6.4 URBAN WILDLIFE HABITAT

The Wildlife Habitat Conservation Strategy, adopted by Township Council in 2008, ensures that wildlife habitat planning and management are integrated into the land use planning process. Following the Strategy, the Urban Wildlife Habitat policies highlight the necessity of community planning processes to use habitat mapping as a tool to identify habitat patches and opportunities for potential habitat corridors.

### Policies:

1. Integrate protection, restoration, and maintenance of wildlife habitat with other Township plans, policies, and programs.
2. Protect wildlife habitat found on private lands. Measures to consider include land covenants, eco-gifts, land stewardship, education, direct purchase, and incentives.
3. Maintain and enhance connectivity and reduce fragmentation of wildlife habitat. Strategies include:
  - a. wildlife tunnels
  - b. habitat patches and corridors
  - c. greenways

Conceptual patches and corridors are shown on the Environment Map (Map 4) and may be further reviewed and refined as part of a neighbourhood plan.

4. Enhance wildlife habitat within the urban forest and urban landscape. Considerations should include:
  - a. appropriate choice of native plant species, location, and density of plantings
  - b. permeable paving and land cover
  - c. minimization of hard landscapes, where appropriate
5. Consider design of existing and new habitat corridors, including greenways, to minimize disturbance of and danger to wildlife that may use the corridors. Corridor design shall consider the following:
  - a. implementing contiguous pathways
  - b. locating corridors away from roads and property lines, where possible
  - c. reducing interaction between pedestrians and wildlife habitat, where feasible
6. Consider lighting designs for developments in order to minimize negative impacts on wildlife and nocturnal activities of local wildlife.
7. Enhance safety and decrease disruption of wildlife during clearing and construction activity.

## 6.5 ENERGY AND GREENHOUSE GAS EMISSIONS

The Township's Official Community Plan (OCP) provides several policy objectives to advance the use of alternative energy sources and promote innovative methods for energy conservation and greenhouse gas reduction.

Policies:

1. Prioritize energy conservation in rezoning and development permit approvals by:
  - a. encouraging applicants to incorporate green building design and technologies to achieve decreased energy demand and enhanced energy performance in new residential, commercial, industrial, and institutional buildings
  - b. encouraging applicants to identify energy conservation opportunities in their project plans
  - c. encouraging energy labelling and disclosure of anticipated energy performance for new homes and buildings
2. Apply Development Permit Area D – Energy and Water Conservation and Reduction of Greenhouse Gas Emissions.
3. Promote the development of alternative energy ready buildings that would allow homeowners to transition to more sustainable forms of energy when it is economically feasible.
4. Integrate support for electric vehicle charging infrastructure.
5. Support the use of non-motorized modes of transportation and the use of public transit.



## 7. MOBILITY AND TRANSPORTATION

Transportation plays a critical role in the liveability and quality of the community's environment. Following the Township of Langley Official Community Plan (OCP), the Brookwood-Fernridge Community Plan policies aim to facilitate a more balanced modal split within the community by encouraging walking, cycling, and transit use. Denser commercial and residential development within defined Community and Neighbourhood Centres will accommodate the increase in transportation options available.

### 7.1 ROADS AND CIRCULATION

The road network for the Brookwood-Fernridge community is shown on the Road Network Map (Map 5). Map 5 illustrates arterial, collector, and existing local roads. The following policies aim to improve the safety of all road users, minimize the impacts on local neighbourhoods, and enhance the existing road network.

### Policies:

1. Provide a fine-grained, multi-modal road network that accommodates walking, cycling, vehicles, transit, and goods movement. Preferred block lengths may be considered through a neighbourhood plan.
2. Enhance overall circulation and safety through identifying locations for traffic calming in neighbourhood plans, both in developed and developing areas of the community.
3. Prevent the development of new cul-de-sacs that restrict the movement and circulation of pedestrians, cyclists, and vehicles. If site development necessitates the use of cul-de-sacs, then integrate pedestrian and cycling connections in place of a through street.
4. Support car-sharing programs, where appropriate, by:
  - a. encouraging facilities for car-share vehicles in secure locations
  - b. considering parking requirements for developments that provide car-share vehicles
5. Ensure emergency vehicle access throughout the public road network.

## 7.2 PEDESTRIAN AND CYCLIST NETWORKS

The transportation network laid out within this plan aims to provide safe and convenient pedestrian access to schools, parks and commercial facilities. There has been a noticeable increase in residents of the Township using bicycles to travel over the past decade. The cycling concepts in the Cycling Network Map (Map 6) identify major networks for future development including commuter and recreational routes predominately along major arterial roadways.



### Policies:

1. Implement safe and effective pedestrian street crossings at frequent block intervals to promote walking and cycling. Mid-block crossings shall be provided as necessary.
2. Incorporate bicycle use in road designs (e.g. integrated, separated, or shared-use bike lanes and paved shoulders) as shown on Map 6.
3. Promote pedestrian and cyclist connectivity between and within residential neighbourhoods. Incorporate public connections and access through larger multi-family development sites.
4. Upgrade existing pedestrian and cycling infrastructure in coordination with road improvement project opportunities, when feasible. Pedestrian and cycling infrastructure may include sidewalks, crosswalks, bike lanes, and landscape features.
5. Consider a variety of funding sources to enhance pedestrian and cycling infrastructure in developed areas of the community.
6. Integrate high quality pedestrian environments, cycling routes, and end-of-trip facilities into the design of new commercial, multi-family residential, and institutional developments,

where possible. End-of-trip facilities may include secure and weather protected bike parking, bike maintenance stations, and change and shower facilities.

7. Provide accessible sidewalks on both sides of all roads.
8. Encourage separate off-road trails for pedestrians and cyclists.
9. Provide alternative access to community focal points such as schools, parks, and commercial facilities.
10. Provide bike racks to protect parked bicycles from vandalism and theft.

### 7.3 PUBLIC TRANSIT

TransLink provides bus service through Brookwood-Fernridge. To encourage public transit use in the community, the Land Use Plan (Map 2) incorporates centres and the denser forms of housing along established transit routes, particularly 200 Street.

#### Policies:

1. Continue to monitor transit services in coordination with TransLink.
2. Encourage public transit service expansion and more frequent service as the community grows.
3. Implement weather protected and accessible public transit stops.
4. Promote universal access at all transit stops.
5. Explore 200 Street as a frequent transit corridor over time.

### 7.4 PARKING MANAGEMENT

Parking management policies are intended to ensure sufficient on- and off-street parking supply. On-street parking is permitted on both sides of collector roads and local roads in Brookwood-Fernridge. Off-street parking requirements differ by land use and is provided in accordance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

#### Policies:

The following policies apply to on-street parking:

1. Accommodate on-street parking on both sides of all local and collector roads.
2. Restrict the amount of parking permitted on arterial roads and near Commercial Villages to encourage other modes of transportation and avoid traffic congestion.
3. Require single family developments to have enough space for one vehicle to park on-street in front of each lot.

The following policies apply to off-street parking:

4. Provide additional off-street parking where on-street parking is constrained (e.g. where development fronts arterial roads).
5. Accommodate larger vehicles (e.g. trucks and SUVs) in underground parking facilities and ground level parking spaces.



## 8. UTILITIES AND SERVICES

Sustainable urban development within the undeveloped areas of Brookwood-Fernridge is contingent on securing sufficient municipal sewer and water services and stormwater infiltration infrastructure. Additionally, as the population increases, greater emergency and protective services will be required to ensure the safety and security of the community. The intent of Utilities and Services policies is to effectively integrate stormwater infiltration systems into the built environment and adequately provide municipal utilities and services for a growing community in consideration of the natural environment.

### 8.1 STORMWATER MANAGEMENT

Rainfall in the Brookwood-Fernridge Community Plan area has a direct impact on groundwater levels, pond and creek water levels, drinking water via wells and aquifers, as well as fisheries and riparian habitat. The community's stormwater management systems are intended to imitate the natural hydrologic cycle by infiltrating small events and detaining larger events.

The surface soils in the area have high permeability rates that support the infiltration of runoff at its source. However, high permeability of the soil presents a high risk of aquifer contamination

by urban pollutants. Safe and reliable protection measures need to be implemented into the infiltration facilities.

The Anderson Creek and Fernridge ISMPs include stormwater management recommendations, which are implemented through Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended. The following policies reinforce the recommendations of the ISMPs.

Policies:

1. Provide constructed infrastructure that convey a 100-year storm event or provide a safe overland route as per the Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended, as conceptually shown on the Stormwater Management Concept Map (Map 7).
2. Provide detention facilities at critical locations to control the release of post development flow rates to meet pre-development flow rates as conceptually shown on Map 7. The need for any additional detention facilities will be considered as part of a neighbourhood planning process.
3. Integrate stormwater management as a component of parks and open space design. Source control and infiltration techniques may include:
  - a. absorbent landscapes
  - b. raingardens
  - c. underground storage and release infrastructure
  - d. bioswales and infiltration galleries
4. Incorporate low impact development strategies in stormwater management designs.
5. Encourage the infiltration of clean stormwater, including run-off roof areas.
6. Promote the use of permeable concrete and pavers for private on-lot driveways and laneways in residential areas.
7. Implement source control best management practices (BMPs) for stormwater management facilities in new developments with a focus on infiltration and water quality. These may include some or all of the following items:
  - a. utilize on-lot infiltration systems to capture the 2-year, 24 hour storm event
  - b. direct road drainage to grassy swales and boulevards for treatment and infiltration with an overflow directed to a storm sewer, where possible
  - c. ensure all pervious areas have a minimum of 400mm of pervious material (e.g. enhanced topsoil) where new multi-family and mixed use areas are developed
  - d. retain vegetation including trees where possible to maintain canopy coverage
  - e. incorporate specific infiltration strategies including: catch basins directed to infiltration trenches and gardens (dependent on guaranteed funding for maintenance)

## 8.2 WATER AND SEWER

Water quality, groundwater levels of the Brookwood Aquifer, and capacity limitations at the Brookwood Pump Station are primary concerns for the water supply system in Brookwood-Fernridge. A large part of the community is a less developed residential area consisting of large properties without any municipal water service nor municipal sanitary sewer collection service.

These properties rely on private wells and septic sewer systems. Elevated nitrate levels in groundwater, as a result of septic systems and agricultural activities, is a major concern and highlighted in the Water Management Plan (WMP). Maintaining and improving the quality of infiltrated surface water for aquifer recharge is of high priority.

Policies:

1. Provide municipal water and sanitary sewer services for all new developments as conceptually shown on the Municipal Water Concept and Sanitary Concept Maps (Maps 8 and 9 respectively).
2. Optimize the existing servicing systems through appropriate phasing of development.
3. Ensure new sanitary services have sufficient capacity to service developed areas that do not currently have municipal sewer services.
4. Restrict land uses with a high-risk of groundwater contamination (e.g. vehicle servicing, repair, washing, sales or fuel dispensing facilities, and drycleaners) over the well capture zones.
5. Encourage wastewater servicing connections to the existing systems for new and existing developments.
6. Encourage water conservation measures in new and existing developments to curb demand and overuse of water through:
  - a. conservation measures
  - b. sustainable building design
  - c. infrastructure design
7. Provide public awareness and education about drinking water sources and possible contamination and sustainable water management practices to protect groundwater supplies.
8. Continue to encourage and raise awareness about low flow technologies and water conservation.
9. Implement water restrictions as necessitated by the provisions of Water Shortage Response Bylaw 2012 No. 4909, as amended.

### **8.3 EMERGENCY AND PROTECTIVE SERVICES**

As the community develops, there will be a greater need for emergency and protective services. The following Emergency and Protective Services policies apply to police, health, and fire services, and these policies are intended to facilitate efficient responses to emergencies.

Policies:

1. Continue to coordinate with adjacent municipalities to ensure that any response to a disaster or emergency is both fluid in coordination and communication.
2. Maintain emergency infrastructure (e.g. hydrants and fire lanes) on all applicable roadways.
3. Continue to review emergency and protective services needs in the community on an annual basis.





## 9. IMPLEMENTATION

The Brookwood-Fernridge Community Plan provides an overall framework to guide growth and change in the community. Future neighbourhood plans, which will apply to portions of the Community Plan area, will comprise more detailed policies and guidelines. Neighbourhood plans not only provide an opportunity for more detailed planning, but also allow development to proceed in phases. The Implementation section includes phasing and other policies to promote orderly and fiscally-responsible growth.

### 9.1 PHASING

Growth and change in Brookwood-Fernridge should proceed in phases based on neighbourhood plan areas. The neighbourhood plan areas, which are shown on Map 10, were based primarily on school enrollment projections and servicing considerations.

#### Policies:

1. Prior to the adoption of a rezoning bylaw in the Brookwood-Fernridge Community Plan area, a neighbourhood plan for the area shall be prepared and adopted by Council. Neighbourhood plan area boundaries should be generally consistent with the boundaries shown on Map 10.

2. The initiation of a neighbourhood plan should conform with Neighbourhood Plans – Initiation and Process Policy No. 07-221. Properties within a neighbourhood plan area that do not have any opportunity for a rezoning under the Community Plan (e.g. existing parks and designated manufactured home parks) may be omitted from an expression of interest submitted by land owners.
3. Each neighbourhood plan should include:
  - a. more detailed policies regarding land use, community character, open space and community amenities, environment, mobility and transportation, and utilities and services
  - b. more detailed implementation policies, including strategies to secure school sites, park sites, and stormwater detention facilities, as well as strategies to fund community amenities
4. Further to the neighbourhood plan preparation process outlined under Neighbourhood Plans – Initiation and Process Policy No. 07-221, each neighbourhood plan process should incorporate environmental network planning for the purposes of identifying priorities, restoration and enhancement of a network of important environmental and natural assets that support biodiversity. An updated mapping inventory of environmental features and ecological assets should be completed, including vegetation types and structures, watercourses and associated classifications, and the spatial relationships between these features in the landscape and their role in ecosystem processes.
5. Policy #1 does not apply to lands within the Community Plan area that are not located in a neighbourhood plan area shown on Map 10.
6. Despite Policy #1 of this subsection, should Council elect to adopt a rezoning bylaw before the adoption of a neighbourhood plan, applicants shall provide a more detailed plan that considers the items outlined under Policies #3 and #4 above.

## 9.2 REZONINGS

Most new developments in Brookwood-Fernridge will be managed and regulated through rezoning applications initiated by landowners. The policies below apply to such rezoning applications (in addition to the other policies in this Plan).

### Policies:

1. New developments should meet the following lot consolidation conditions:
  - a. any residual lots should be left in a configuration and lot area which are suitable and feasible for a future development proposal or can be consolidated with other abutting residual lots
  - b. abutting lots should not be isolated or left in a condition which is unsuitable or unfeasible for development or unsuitable for the maintenance of the existing land use
2. Any redevelopment of a manufactured home park should comply with Manufactured Home Parks – Redevelopment Policy No. 07-121 and is encouraged to take place in phases to reduce the displacement of tenants.
3. New developments may be required to resolve various development prerequisites prior to the adoption of a rezoning bylaw.

4. This Community Plan represents a long-term policy. Some zoning designations may not reflect the long-term designations set out in this Community Plan. Without limiting the foregoing, complete rezoning applications received on or before May 16, 2017 may be considered in accordance with the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood/Fernridge Community Plan) Bylaw 1987 No. 2475 (as it was at the time of application).

### 9.3 FINANCING

Development should pay for as much of the costs of growth as possible. New developments will be required to provide works and services (e.g. new streets, sidewalks and utility infrastructure) and help pay the costs of providing other amenities and services.

#### Policies:

1. New developments shall provide works and services at the time of development in accordance with Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended.
2. New developments shall pay Development Cost Charges (DCCs), Neighbourhood Park Land Acquisition Charges, and School Site Acquisition Charges (as applicable), as well as any other applicable charges and fees.
3. Each neighbourhood plan shall consider the need for community/neighbourhood amenity charges to cover the costs of amenities not captured by existing charges.
4. Update the Development Cost Charges Bylaw on a regular basis and ensure that it reflects an accurate cost of providing required infrastructure.

### 9.4 COMMUNITY PLAN AMENDMENTS

A key principle for the Brookwood-Fernridge Community Plan is to achieve a livable and sustainable complete community. The concept of adaptation is innate to sustainability and is an important cornerstone in the preparation of the Plan. The land use pattern and associated policies in this Plan should not unduly compromise the ability to accommodate future changes and land uses as needs demand different responses over time.

#### Policies:

1. Ensure that any proposed amendments to the Community Plan include a public consultation process pursuant to Developer Held Public Information Meetings Policy No. 07-164 (as applicable).
2. Consider any potential amendments to the Community Plan in light of the Vision statement and Guiding Principles.



## 10. DEVELOPMENT PERMIT AREAS

Under the Provincial *Local Government Act (LGA)*, municipalities may designate Development Permit Areas (DPAs) where special conditions or objectives apply. DPAs must specify guidelines respecting how the special conditions or objectives will be addressed. As outlined in this section, certain activities cannot proceed unless the owner first obtains a development permit.

The DPAs specific to Brookwood-Fernridge are summarized in Table 10.1 and are shown on the Development Permit Areas Map (Map 11). In addition to these DPAs, the Township’s Official Community Plan (OCP) includes a DPA for streamside protection and enhancement that applies to Brookwood-Fernridge.

Table 10.1: Development Permit Areas in Brookwood-Fernridge

DPA	TYPE	LGA SECTION [RSBC 2015]
A	RESIDENTIAL	488.1(f)
B	COMMERCIAL AND MIXED USE	488.1(f)
C	FARMLAND PROTECTION	488.1(c)
D	ENERGY AND WATER CONSERVATION AND REDUCTION OF GREENHOUSE GAS EMISSIONS	488.1(h), (i) & (j)

## 10.1 DEVELOPMENT PERMIT AREA A - RESIDENTIAL

Lands identified as Development Permit Area A – Residential on Map 11 are designated as a Development Permit Area (DPA) under section 488.1(f) of the *Local Government Act (LGA)* to establish objectives and guidelines for the form and character of multi-family development, including semi-detached dwellings, duplexes, rowhouses, townhouses, and apartments. The construction of, addition to, or alteration of a building or structure must not be initiated unless the owner first obtains a development permit or is exempted under Section 10.1.2.

### 10.1.1 JUSTIFICATION AND INTENT

The establishment of Development Permit Area A ensures that new multi-family residential developments in Brookwood-Fernridge are visually attractive and in keeping with the character of the community.

The intent of Development Permit Area A is as follows:

- Encourage safe and attractive multi-family developments.
- Encourage the integration of existing significant trees into the site design.
- Ensure building forms are appropriately scaled and respect adjacent land uses.
- Ensure building character reflects the small town community context and contributes to a pedestrian-friendly streetscape.

### 10.1.2 EXEMPTIONS

The following activities do not require a development permit in Development Permit Area A:

- a subdivision as defined in the LGA
- an internal renovation that does not result in any change to the external appearance of the building
- site improvements such as landscaping, paving, and access paths, provided the improvements are compatible with the Development Permit Area Guidelines
- replacement of an existing sign, provided the work is consistent with an existing development permit or compatible with the Development Permit Area Guidelines
- façade alterations that do not front a public street, lane, walkway, park or trail, provided that such alterations are compatible with the Development Permit Area Guidelines
- building additions less than 50 m<sup>2</sup> in floor area that do not front a public street, lane, walkway, park or trail, provided that such alterations are compatible with the Development Permit Area Guidelines

For clarity, a development permit for form and character is not required for the construction of, addition to, or alteration of a single family dwelling.

### 10.1.3 GUIDELINES

The following guidelines, as well as those set out in Section 10.3 below, apply to all development within Development Permit Area A:

### Key Guidelines:

1. Existing significant trees, especially coniferous trees, should be retained to the greatest extent possible to preserve the community's character. Consider, for example, residential cluster developments which group buildings on a smaller portion of the site and design outdoor areas to maximize tree retention.
2. High quality design shall be incorporated for new developments and employ an architectural approach that is harmonious with the community context (e.g. low scale, pedestrian-friendly buildings).



Low scale, pedestrian-friendly design

3. Developments shall be designed to have a cohesive appearance yet provide enough variety to avoid a monotonous appearance when the development is viewed as a whole.
4. Adjacent developments should be complemented by new developments in terms of siting, form, and character, but individual architectural expression is encouraged both within and between street blocks.
5. All visible building elevations should provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks, and trails. Consider, for example, building designs that incorporate material and colour variation, fenestration, projections and recesses, varied roof forms, and architectural detailing.
6. A strong street presence shall be provided through street facing buildings that include elements such as ground floor units with direct pedestrian street access, pronounced entries, patios, and, where applicable, extended upper storey balconies.
7. Developments located at key intersections and gateways, such as along 200 Street, shall be designed as landmark buildings through massing, other architectural elements and detailing, and/or open space.

### Site Design:

8. Buildings should face public streets, parks, walkways, and private common spaces. Developments should not be gated or be turned away from the public realm.
9. Ground level habitable space is encouraged adjacent to public streets, parks, and walkways.
10. Individual entrances accessible from the street should be provided for all ground floor units.
11. Buildings should have a minimum front lot line setback on the ground floor of 3.5 metres and a maximum front yard setback of six (6) metres to create a semi-private entry or transition zone to individual units and to allow for an elevated entryway and/or front porch. All entries should be clearly identifiable.
12. Ground level areas created by setbacks shall be designed as private outdoor spaces. Private outdoor spaces fronting public streets should provide a sense of separation while contributing to the streetscape.
13. New developments should be sited to maximize the privacy of adjacent private outdoor spaces.

14. New developments should ensure that the siting and form of buildings do not block significant views and solar access from existing or anticipated developments and that shadowing impacts on adjacent residential buildings, roads, and usable open spaces are minimized.

15. Direct access to a usable private outdoor space should be incorporated for each dwelling unit such as a yard, patio, balcony, or roof top terrace. Balconies should be covered to ensure comfort and usability.

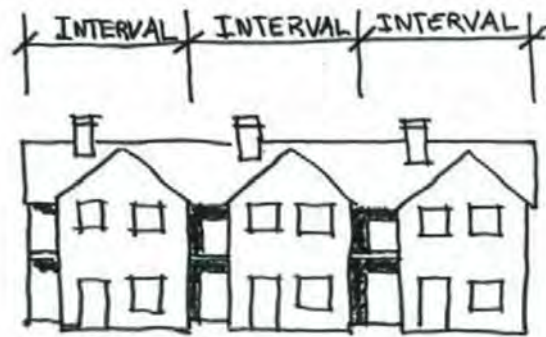


Private outdoor space created by setback

16. Where there are multiple buildings on a site, buildings should be located to frame outdoor common areas and other landscaped spaces. Consider placing taller buildings at the interior of the site and shorter buildings adjacent to the public street.

Building Design:

17. Individual buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments by articulating building façades into a series of intervals. This can be achieved by:



- a. façade modulation (stepping back or extending forward a portion of the façade to create a series of intervals or breaks in the façade)
- b. repeating window patterns at intervals that correspond to extensions and step-backs
- c. providing a porch, patio, deck, or covered entry for each interval
- d. providing a balcony or bay window for each interval
- e. changing the roof line by alternating dormers, gables, or other roof elements to reinforce the modulation or articulation interval
- f. varying colours and/or materials



Variation and consistency is achieved by breaking the facades into a series of intervals

18. Entrances should be located and designed to create building identity, distinguish between individual ground floor units, and animate the streetscape. Entrances shall be clearly identified by both the architectural and landscape treatment (e.g. porticos, porches, overhangs, and pathways).

19. Building façades shall be designed so that windows and doors are prominent features that address the streets they front and reinforce pedestrian scale. Windows in upper storeys should be vertically-oriented, organized into repetitive groups in relationship to the vertical elements which frame and divide the façade, and incorporate substantial trim and moldings.
20. Balconies should be designed as integral parts of buildings. Use glazed or narrow metal spindle guardrails to maximize daylight penetration into dwellings.
21. Glass elements incorporated into weather protection should be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.

#### Signage and Lighting:

22. Signage and exterior lighting shall be consistent with the design of the overall development.
23. Project signage should be modest in scale.
24. Sufficient lighting should be provided for all paths and entry areas to ensure pedestrian comfort and security, consistent with Exterior Lighting Impact Policy No. 07-156.
25. Appropriate lighting is encouraged adjacent to walkways, visitor parking spaces, and other outdoor common areas.

#### Access, Circulation and Parking:

26. Pathways shall be incorporated into the development to promote pedestrian and cyclist activity within the site, provide connections to the public street and trail network, and ensure convenient access to and from adjacent commercial and institutional uses. For security, pathways should allow overview from adjacent dwellings.
27. At least one pedestrian connection shall be provided from each development site to adjacent public streets, walkways, parks, and trails. Public and private space shall be clearly delineated.
28. Pedestrian street access to ground floor residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
29. Access and egress points shall have consistent texture, colour, and material for that portion intersecting with the public street.
30. Vehicular access and egress points should not be permitted on arterial roads and should be consolidated or minimized, particularly over street greenways.
31. Surface parking should be placed away from public view and not between the public street and the building. Design and landscape resident surface parking so it does not detract from rear yard amenity space.
32. Visitor surface parking should be provided for in a number of smaller dispersed areas rather than one large area. In situations where the placement of visitor parking adjacent to a public



Street access to ground floor unit



street, walkway or trail is unavoidable, provide a landscape screen (e.g. low shrubs, trees, and decorative fences). Provide breaks in the landscape screen to connect the sidewalk to walkways on the site.

33. Visitor parking should be clearly identified through labelling and signage.

#### Accessibility and Safety:

34. Site design and landscaping should take into account established principles of Crime Prevention Through Environmental Design (CPTED) including:
- opportunities for surveillance of streets, walkways, trails, parks, and amenity areas through the placement of windows, balconies, and ground-level uses
  - appropriate hard and soft landscape elements, including transparent fencing, where appropriate
  - adequate lighting along streets and at entrances
  - delineated private spaces that are clearly separated by fences, landscaping, or paving, visible by residents, and adequately lit

#### Mechanical Equipment and Servicing Areas:

35. Mailbox kiosks located within a stratified development shall be protected from the weather, architecturally integrated into the development, and located adjacent to a visitor parking space near the project's entrance.
36. Outdoor refuse, recycling and organic waste areas and other storage areas should be placed away from public view, where required, and screened with an enclosure that is consistent with the overall architectural and landscape treatment of the development.

#### Landscaping:

37. Landscaping shall be required to enhance the appearance of the development. All portions of the development not occupied by a building, structure, parking area, servicing area, or storage area shall be landscaped appropriately. Consistent with Township of Langley Zoning Bylaw 1987 No. 2500, as amended, developments shall provide a two (2) metre wide landscape area around the perimeter of the site.
38. The distinction between public and private space shall be defined with appropriate fencing, entry features (e.g. gates and arbours), and plant material. The use of perimeter berms, high fences, and security gates is not permitted.
39. A five (5) metre wide landscape area and a fence shall be provided on developments abutting properties designated for non-residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.



Fencing, entry features, and planting provide a distinction between public and private space

40. Vehicular access and egress points shall be landscaped (not gated) to define the boundary between the private and public areas.

Ground-Oriented Multi-Family Buildings:

In addition to guidelines 1 to 40 above, these guidelines apply to duplexes, semi-detached dwellings, rowhouses, and townhouses.

41. Individual or paired units shall be visually differentiated from other adjoining units (e.g. staggering in plan, varying rooflines, variation in colour and material, and architectural detailing).



Individual units are differentiated from adjoining units

42. Developments which include multiple buildings shall include variation in exterior design beyond material and colour variation.

43. Street facing three (3) storey buildings shall have a maximum length of 30 metres. Non-street facing three (3) storey buildings and all buildings less than three (3) storeys shall have a maximum length of 40 metres in length.

44. Three (3) storey buildings are encouraged to integrate the upper storey into the framing of the main roof using dormer extensions and/or stepping the upper storey back from the storey below.

45. Townhouse development buildings should be setback from one another by at least nine (9) metres across strata roads and key pathways, particularly those that are publicly accessible.

46. Rear yards of townhouse developments should have a minimum depth of 4.5 metres.

47. Garage entrances should have less prominence than pedestrian entrances. Townhouse developments should have a separate pedestrian entrance to the dwelling unit or garage from the strata road.

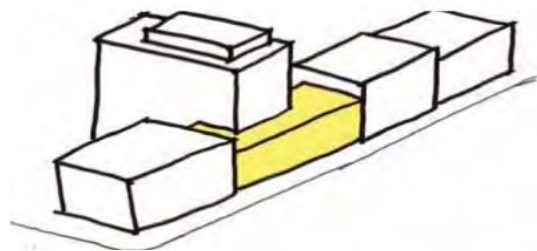
48. Side-by-side parking (rather than tandem parking) is preferred, and off-setting garages are encouraged.

Apartment Buildings:

In addition to guidelines 1 to 40 above, these guidelines apply to apartments.

49. Building heights should be stepped or terraced to relate to adjacent buildings.

50. Street facing buildings shall have a maximum length of 60 metres and non-street facing buildings shall have a maximum length of 90 metres. This could be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.



Building height is stepped in relation to adjacent buildings

51. Buildings over three (3) storeys in height should step the fourth storey back by a minimum of 1.5 metres from the storey below.
52. Roof top patios and common spaces are encouraged, particularly where at-grade space is limited.
53. Main building entries (e.g. lobbies) shall be clearly visible and accessible from the public street.
54. The main entrance of the building shall be clearly identified by the architecture of the building and include elements such as canopies and building overhangs to provide protection from the weather.
55. Building façades near main entries shall be illuminated to help create a sense of safety.
56. At-grade drop-off and loading areas should be provided near a building entrance, where possible.
57. Resident parking should be provided underground or within the building structure. Minimize any above-grade projection of parking structures and associated mechanical equipment, particularly as viewed from the public realm.



Main entrance clearly visible from the street

58. Underground and structured parking areas should be planned for the convenience and safety of all users, including pedestrians and cyclists. Walls and ceilings should be finished in a light coloured paint for reflectivity and should incorporate motion-activated lighting to the greatest extent permitted. Underground and structured parking areas shall be designed with CPTED principles.
59. Access to underground or structured parking areas should be from a lane or internal driveway. Any vehicular entrance and its associated components (e.g. doorways and ramps) should be architecturally integrated into the building to minimize its exposure. Consider:
  - a. recessing the portion of the façade where the entry is located to help conceal it
  - b. extending portions of the structure over the garage entry to help conceal it
  - c. emphasizing other elements of the façade to reduce the visual prominence of the garage entry
  - d. use of screening and landscaping to soften the appearance of the garage entry, including green walls and green screens
60. Refuse, recycling and organics waste areas should be incorporated into the design of the underground or structured parking area. Parking areas shall have adequate on-site space for the movement of trucks and waste removal vehicles.
61. Adequate and secured longer term bicycle storage areas and general use storage areas should be provided in a separate room or enclosed area as part of a parking structure and should be located close to elevators and access points.

## 10.2 DEVELOPMENT PERMIT AREA B – COMMERCIAL AND MIXED USE

Lands identified as Development Permit Area B – Commercial and Mixed Use on Map 11 are designated as a Development Permit Area (DPA) under section 488.1(f) of the *Local Government Act (LGA)* to establish objectives and guidelines for the form and character of commercial and mixed use development. The construction of, addition to, or alteration of a building or structure must not be started unless the owner first obtains a development permit or is exempted under Section 10.2.2.

### 10.2.1 JUSTIFICATION AND INTENT

The establishment of Development Permit Area B ensures that new commercial and mixed use developments in Brookwood-Fernridge are visually attractive and in keeping with the character of the community.

The intent of Development Permit Area B is as follows:

- Encourage safe and attractive commercial and mixed use developments.
- Encourage the integration of existing significant trees into the site design.
- Ensure building forms are appropriately scaled and respect adjacent land uses.
- Ensure building character reflects the small town community context and contributes to a pedestrian-friendly streetscape.

### 10.2.2 EXEMPTIONS

The following activities do not require a development permit in Development Permit Area B:

- a subdivision as defined in the LGA
- an internal renovation that does not result in any change to the external appearance of the building
- site improvements such as landscaping, paving, and access paths, provided the improvements are compatible with the Development Permit Area Guidelines
- replacement of an existing sign, provided the work is consistent with an existing Development Permit or compatible with the Development Permit Area Guidelines
- façade alterations that do not front a public street, lane, walkway, park, or trail, provided the alterations are compatible with the Development Permit Area Guidelines
- building additions less than 50 m<sup>2</sup> in floor area that do not front a public street, lane, walkway, park, or trail, provided such alterations are compatible with the Development Permit Area Guidelines

### 10.2.3 GUIDELINES

The following guidelines, as well as those set out in Section 10.3 below, apply to all development within Development Permit Area B:

### Key Guidelines:

1. Existing significant trees, especially coniferous trees, should be retained to the greatest extent possible to preserve the community's character. Consider, for example, developments which group buildings on a smaller portion of the site and design outdoor areas to maximize tree retention.
2. High quality design shall be incorporated for new developments and employ an architectural approach that is harmonious with the community context (e.g. low scale, pedestrian-friendly buildings).
3. Developments shall provide enough variety to avoid a monotonous appearance when the development is viewed as a whole yet be designed to have a cohesive appearance. The form and character of buildings and the design of other site elements (e.g. signage, lighting, and site furnishings) should fashion a unified visual language that creates a unique identity for each commercial village.
4. Adjacent developments should be complemented by new developments in terms of siting, form, and character, but individual architectural expression is encouraged both within and between street blocks.
5. All visible building elevations should provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks, and trails. Consider, for example, building designs that incorporate material and colour variation, fenestration, projections and recesses, varied roof forms, and architectural detailing.
6. A strong street presence shall be provided through street facing buildings that include elements such as ground floor units with direct pedestrian street access, pronounced entries, weather protection, patios, and, where applicable, extended upper storey balconies.
7. Developments located at key intersections and gateways, such as along 200 Street, shall be designed as landmark buildings through massing, other architectural elements and detailing, and/or open space.

### Site Design:

8. Ground floor commercial units shall be built to the front property line to maintain a continuous street frontage and street definition. A small setback may be considered to accommodate weather protection and upper storey balconies that do not encroach over the property line. A small setback may also be considered where there is a courtyard or other feature that benefits the pedestrian experience or responds to the building setback of an adjacent property.
9. Primary and frequent entrances into commercial units should be incorporated along the public street. A maximum spacing dimension of 10 metres along commercial streets is preferred.



Frequent and recessed entrances along the public street

10. Entrances should be recessed from the property line by a minimum of 0.6 metre in order to provide for door swings.
11. Larger commercial units (e.g. grocery stores and pharmacies) should strive to incorporate frequent entrances, transparent shop front windows, and/or incorporate smaller shops wrapped around its edges.
12. Commercial units should have a minimum depth of 10 metres.
13. New developments should be sited to maximize the privacy of adjacent private outdoor spaces.
14. Roof top patios and amenity spaces are encouraged, particularly where at-grade outdoor space is limited.

#### Building Design:

15. Individual buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments by articulating building façades into a series of intervals. This can be achieved by:
  - a. façade modulation (stepping back or extending forward a portion of the façade to create a series of intervals or breaks in the façade)
  - b. repeating window patterns at intervals that correspond to extensions and step-backs
  - c. providing a covered entry for each interval
  - d. changing the roof line by alternating dormers, gables, or other roof elements to reinforce the modulation or articulation interval
  - e. varying colours and/or materials
16. Buildings should be designed to reflect their internal function and use.
17. Building heights should be stepped or terraced to relate to adjacent buildings.
18. A minimum two (2) storey street-wall is encouraged throughout commercial villages.
19. Buildings over three (3) storeys in height should step the fourth storey back a minimum of 1.5 metres from the storey below.
20. Street facing buildings shall have a maximum length of 60 metres and non-street facing buildings shall have a maximum length of 90 metres. This could be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.
21. Entrances shall be located and designed to create building identity and to distinguish between individual commercial and/or residential entrances.
22. Entrances to lobbies should be clearly visible and accessible from the fronting street.
23. A dominant frontage rhythm along the street should be established through the use of vertical elements and a fenestration pattern (e.g. for shop entrances and windows) arranged into modules. A maximum length of 10 metres of commercial unit frontage is preferred along commercial streets.

24. Commercial storefronts should be continuous and transparent where the public and private realms meet. Good transparency occurs when interior uses are visible from and can even spill out onto the sidewalk or plaza and when public spaces are visible from the inside to allow for casual surveillance.



25. Storefronts should incorporate the following design elements and details:

- a. a high percentage of storefront glazing, transom windows, and clearly defined entry doors
- b. weather protection, lighting and signage
- c. a shop front cornice (e.g. a reduced version of the main cornice atop the building)



Glazing, weather protection, and shop front cornices on storefronts

26. Expansive blank walls (e.g. over five (5) metres in length) and retaining walls should be avoided adjacent to public streets, walkways, and trails. Where blank walls are unavoidable, they shall be mitigated using appropriate design treatments which can include, but are not limited to, the following:

- a. installing a vertical trellis in front of the wall with climbing vines or plant materials
- b. setting the wall back to provide room for evergreen and conifers to provide year round screening
- c. providing art (e.g. mosaics, murals, and reliefs) over a substantial portion of the wall surface
- d. employing quality materials and/or different texture and colours to make it visually interesting
- e. providing special lighting, a canopy, awning, horizontal trellis, or other pedestrian oriented features that break up the size of the blank wall's surface and add visual interest
- f. incorporating them into a patio or sidewalk café

27. The upper façades of buildings should:

- a. be ordered by the use of vertical elements such as pilasters, columns, projecting bays and balconies
- b. incorporate decorative roof lines and cornices to define the upper edge of the façade where the building steps back and at the top of the building

28. Windows in upper stories should be vertically-oriented, organized into repetitive groups in relationship to the vertical elements which frame and divide the façade, and incorporate substantial trim and moldings.

29. Pedestrian walking areas along commercial streets and plazas shall have continuous weather protection canopies, where possible. Enhanced weather protection is encouraged at the entrances of major buildings, adjacent to transit zones and street corners where people wait for traffic lights. Glass elements incorporated into weather protection should be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles. Weather protection should have a minimum height of 2.5 metres.

#### Signage and Lighting:

30. All signage and lighting is to be architecturally integrated with the building and coordinated to fashion a unified visual language and create a unique identity for each commercial village.
31. Signage should be limited in number, location, and size. Fascia signage should not exceed 0.9 metre in height.
32. Signage should be scaled to the pedestrian rather than the motorist. The following design options are preferred types of commercial signage:
- projecting two-dimensional or 'blade' type signs suspended from canopies and awnings
  - flush mounted fascia signs
  - individual cut-out or silhouette letter signs mounted on storefronts
33. All building signage shall be externally lit.
34. Freestanding signage is generally not encouraged. However, smaller, pedestrian-scaled monument signs that are coordinated with landscape elements are preferred over other types of freestanding signage.
35. Paths, sidewalks, entry areas, and parking areas shall be sufficiently lighted to ensure comfort and security. Illumination, however, should not detract from any adjacent residential uses.
36. Lamp standards and fixtures should contribute to a high aesthetic quality and, where applicable, comply with Exterior Lighting Impact Policy No. 07-156. Lighting on the exterior of the building (including the roof) shall be consistent with the entire building.
37. Light posts should have banner and hanging basket arms.
38. Building façades and features should be illuminated by providing architectural lighting on the face of commercial buildings and, where applicable, at residential lobbies to help create a sense of safe and intimate space around a building.



Externally lit building signage

#### Access, Circulation and Parking:

39. Walkways should be incorporated into the development to promote pedestrian and cyclist activities within the site, provide connections to the public street and trail network, and ensure convenient access to and from adjacent developments. Covered walkways are encouraged.



40. Pedestrian activity should be supported through outdoor seating, attractive landscaping, appropriately scaled parking lots, and public amenities.
41. Structured, underground, or tuck-under parking is preferred over surface parking.
42. Surface parking areas should be placed away from public view and not between the public sidewalk and the building. In situations where the placement of surface parking adjacent to a public street, walkway, or trail is unavoidable (e.g. at the side of a building), provide a landscape screen (e.g. low shrubs, trees, decorative fences, and other structural landscape elements). Provide breaks in the landscape screen to connect the sidewalk to walkways on the site and ensure safety through community surveillance.
43. Surface parking should be provided for in a number of smaller dispersed areas rather than one large area and should incorporate pedestrian pathways.
44. Vehicular access and egress points should be consolidated and minimized, particularly over street greenways. The interconnection of parking areas between adjacent developments is encouraged. Vehicular access from arterial roads is discouraged.
45. Access to underground or structured parking areas should be from a lane or internal driveway. Any vehicular entrance and its associated components (e.g. doorways and ramps) should be architecturally integrated into the building so as to minimize its exposure. Consider the following strategies:
  - a. recessing the portion of the façade where the entry is located to help conceal it
  - b. extending portions of the structure over the garage entry to help conceal it
  - c. emphasizing other elements of the façade to reduce the visual prominence of the garage entry
  - d. use of screening and landscaping to soften the appearance of the garage entry, including green walls and green screens
46. Loading areas should be located away from public view (e.g. public streets and trails) and adjacent residential units and screened with a combination of architectural or landscaping elements (e.g. shrubs, trees, and decorative fences).
47. Adequate and secured longer term bicycle storage areas should be provided in a separate room or enclosed area (e.g. as part of a parking structure) and should be located close to elevators and/or access points. Shower and locker facilities for employees are encouraged.

#### Accessibility and Safety:

48. Site design and landscaping should take into account established principles of Crime Prevention Through Environmental Design (CPTED) including:
  - a. opportunities for surveillance of streets, walkways, trails, parks and parking areas through the placement of windows, balconies and ground-level uses
  - b. appropriate hard and soft landscape elements
  - c. adequate lighting along streets, driveways, walkways and parking areas
49. Ornamental security grills are preferred in front of ground floor windows rather than non-ornamental grills.

### Mechanical Equipment and Servicing Areas:

50. Refuse, recycling and organic waste containers, and other storage areas should be fully enclosed within a building. Where required, outdoor waste and storage areas should be placed away from public view and screened with an enclosure that is architecturally consistent with the overall development and landscaping.

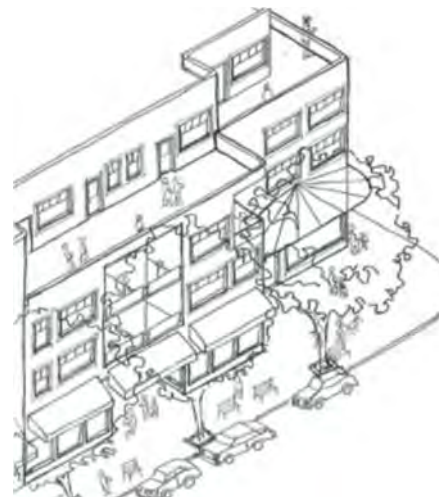
### Landscaping:

51. Landscaping shall be required to enhance the appearance of the development and to screen parking areas, loading areas, and refuse containers. All portions of the development not occupied by a building, structure, parking area, servicing area, or storage area should be landscaped appropriately.
52. Tree gates should incorporate electrical outlets for seasonal lighting.
53. A five (5) metre wide landscape area and a fence shall be provided on developments abutting properties designated for residential development. Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
54. Highly detailed paving materials should be used in commercial areas for aesthetic purposes and to differentiate such areas as storefronts and seating areas.

### Mixed Use Buildings:

In addition to guidelines 1 to 54, these guidelines apply to mixed use buildings.

55. Pedestrian street access to any ground floor residential unit should be provided in order to reinforce pedestrian activity and street life.
56. Any ground floor residential unit should have a minimum front yard setback of 3.5 metres and a maximum front yard setback of six (6) metres to create a semi-private entry or transition zone to individual units and to allow for an elevated entryway and/or front porch.
57. Direct access to a usable private outdoor space should be provided for each dwelling unit such as a yard, patio, balcony, or roof top terrace. Balconies should be covered to ensure comfort and usability. Roof top patios and common spaces are encouraged, particularly where at-grade outdoor space is limited.
58. Balconies should be designed as integral parts of buildings. Use glazed or narrow metal spindle guardrails to maximize daylight penetration into dwellings.
59. Upper storey windows and balconies should be oriented to overlook adjoining public streets, squares, greenways, and other public open spaces.
60. Resident parking should be provided underground or within the building structure. Minimize any above-grade projection of parking structures and associated mechanical equipment, particularly as viewed from the public realm.



Upper storey windows and balconies overlook the street

61. Commercial and residential parking should be clearly separated and/or identified through labelling and signage.
62. Where possible, at-grade drop-off and loading areas should be provided near a residential building entrance.
63. Refuse, recycling, and organics waste areas should be incorporated into the design of the underground or structured parking area. Parking areas shall have adequate on-site space for the movement of trucks and waste removal vehicles.

### 10.3 ADDITIONAL GUIDELINES FOR DEVELOPMENT PERMIT AREA A – RESIDENTIAL AND DEVELOPMENT PERMIT AREA B – COMMERCIAL AND MIXED USE

The following guidelines apply to all development within Development Permit Area A – Residential and Development Permit Area B – Commercial and Mixed Use on Map 11.

#### Site Design:

1. Buildings shall be sited to respond to specific site conditions and opportunities such as irregular shaped lots, location on prominent intersections, sites framing important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.
2. Larger development sites should be permeated with public roads and/or pedestrian and bicycle pathways. Where there is an opportunity to provide mid-block connections to public streets or trails through development sites, pedestrian and bicycle pathways should be publicly accessible.
3. New developments should be sited to maximize the privacy of adjacent private outdoor spaces.
4. New developments should ensure that the siting and form of buildings do not block significant views and solar access from existing or anticipated developments and that shadowing impacts on adjacent residential buildings, roads, and usable open spaces are minimized.
5. An adaptive design on sloping sites should be incorporated to create a terraced form of development and provide view opportunities for a majority of housing units. The use of retaining walls should be limited.
6. Impervious areas should be limited from new developments through building form, site layout, and surface treatments.



A larger site is permeated with a pathway

#### Building Design:

7. Developments should be designed to provide both cohesion and variety. Cohesion may be achieved by designing all buildings within a development to the same architectural style and creating a unified streetscape through a similar alignment of windows, roof lines, and floor-

to-floor spacing along the street block. Variety may be achieved through massing, roof forms, material and colour, and architectural detailing.

8. Architectural elements and detailing should be incorporated into building façades, and they should be rich and varied in detail to create visual interest. Consider the following examples:
  - a. building height and massing
  - b. bay windows and balconies
  - c. decorative roof lines and cornices
  - d. building entries
  - e. canopies and overhangs
  - f. columns and pilasters
  - g. chimney stacks
  - h. integrated architectural lighting and signage
  - i. detailed grills and railings
  - j. substantial trim details and moldings
  - k. trellises and arbours
9. The pedestrian scale should be reinforced by designing all buildings to have a heavier base and lighter top that are visibly differentiated by use of material (e.g. masonry on the base and wood siding on the top) and details (e.g. cornice treatments at the top). Use horizontal architectural elements to define floor-to-floor transitions, roofs, and cornice lines.

10. Building massing shall contribute to a pedestrian scaled environment. Consider the following:

- a. break the mass of large buildings into smaller modules of similar scale through substantial vertical features (e.g. changes in building height, projections, and recesses) and upper storey step-backs
- b. relate the modules to the organization of interior space such that the expression of individual units is reflected in the overall form of the building
- c. design the roof to minimize the overall building mass, incorporating variations in roof planes and forms to break up roof mass and reduce building scale



Massing contributes to the pedestrian experience through vertical setbacks, upper storey step-backs, and varying roof planes

11. Building height and massing should be scaled in proportion to open spaces.
12. The roof line of the building's façade should be clearly distinguished from its walls (e.g. through the use of a cornice, projecting overhang, or decorative motif). Roof forms should incorporate elements which create visual interest, such as cornices, overhangs, gables, and dormers. Long expanses of uninterrupted single-height flat roofs should be avoided.

13. An integrated, consistent range of materials and colours should be used, and variety between buildings and building frontages should be provided. Materials and colours should not dramatically change at the corners of buildings unless the corner is on an internal property line.
14. Natural materials such as masonry, stone and wood are generally encouraged and synthetic materials such as vinyl are discouraged. Wood-like hardboard products are acceptable but not preferred. The following materials are most preferred:
  - a. horizontal wood board siding
  - b. wood shingles
  - c. timber accents
  - d. brick
  - e. natural and manufactured stone
  - f. metal (formed into decorative elements such as flashings, cornice and brackets)
15. Green roofs and green walls are encouraged.
16. Lower albedo (light coloured) roofing should be used to the greatest extent possible.
17. Open areas of flat roofs shall be finished with patterned, textured and/or coloured materials to enhance views from above. Flat roofs are encouraged to include common areas, rooftop gardens, and/or green roofs.
18. All exposed base supports for structures that include signage, amenity features, building appurtenances, and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.
19. Adequate and secured short term bicycle parking should be provided in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft resistant material that is securely anchored to the floor or ground.

#### Accessibility and Safety:

20. Universal access should be provided throughout the development. Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of persons with disabilities. Routes should be direct, level, obstacle free, easily identifiable, and clearly separated from vehicular routes.

#### Mechanical Equipment and Servicing Areas:

21. Utility boxes, meters, and other mechanical equipment should be placed away from public view and architecturally integrated into the developments and/or screened with an enclosure and/or landscaping.
22. Security fencing for storage areas, where required, shall be black coated vinyl chain link fencing screened with hedging material.
23. Rooftop mechanical equipment shall be screened or integrated with the roof form (as viewed from the public street, walkways, trails, parks, and higher buildings) in a manner consistent with the overall architecture of the building.

### Landscaping:

24. Significant tree stands and tree corridors should be incorporated into the development. Where trees are located along shared property lines with the Township, they will be assessed for incorporation into the street, greenway, trail, or park design (as applicable).
25. Landscape plans shall be prepared by a registered member of the British Columbia Society of Landscape Architects.
26. Landscape planting should use minimum 50% native plantings with appropriate character, mixed with other non-invasive plants.
27. All landscape elements (e.g. outdoor furniture, waste receptacles, walkways, patios, retaining walls, and fences) shall be consistent with the design of the overall development.
28. Site furniture should be durable and have a low life-cycle cost, be selected to discourage vandalism and use for skateboard activity, and be designed to meet the needs of a wide range of users including children, seniors, and those with disabilities.
29. Where developments abut Township property (e.g. an environmental area, off-street trail, or park) a black coated vinyl chain link fence shall be constructed and include a hedge behind it, consistent with the standards in Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended. The required vinyl chain link fence shall not exceed 1.8 metres in height.
30. The following surface treatments are encouraged as features of on-site hard surfaces and/or walkway design and as a substitute for conventional pavement in low-traffic areas and where the land use has low-risk of groundwater contamination:
  - a. porous pavement within private properties (porous pavements may be applied to lanes or access roads, driveways, and low-traffic parking areas)
  - b. concrete grid/modular pavers may be applied to private lanes or access roads, driveways, low-traffic parking areas, footpaths, and bike paths
  - c. Grass Pave/Grasscrete/Golpha plastic reinforcement products may be used in conjunction with gravel or grass surfaces
31. Curb cuts and other measures should be used to divert runoff from hard surfaces into swales or rainwater gardens which contribute to bio-filtration and evapotranspiration.
32. Surface parking shall integrate landscaping and other design elements to reduce the perceived size of parking areas.
33. Roof top patios shall be landscaped and provided with service amenities (e.g. hose bibs and electrical receptacles).



Alternative surface treatments

## **10.4 DEVELOPMENT PERMIT AREA C – FARMLAND PROTECTION**

Lands within 300 metres of the Agricultural Land Reserve (ALR) boundary (as shown on Map 11) are designated as a Development Permit Area (DPA) under section 488.1(c) of the *Local Government Act (LGA)* to establish objectives and guidelines for the protection of farming. The

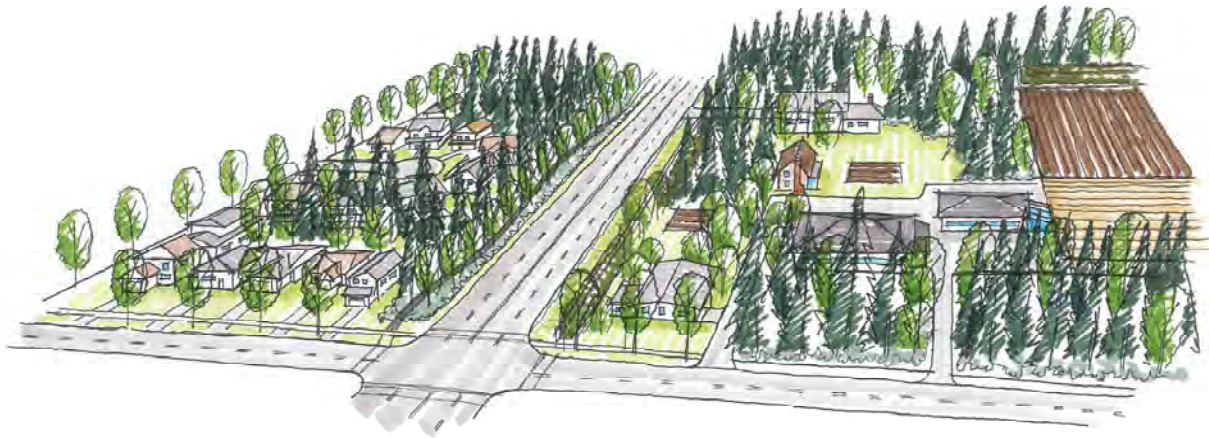
construction of, addition to, or alteration of a commercial or institutional building or structure must not be started and land within the area must not be subdivided unless the owner first obtains a development permit or is exempted under Section 10.4.2.

### 10.4.1 JUSTIFICATION AND INTENT

The establishment of Development Permit Area C ensures that new developments in Brookswood-Fernridge protect farming by mitigating potential conflicts between urban and agriculture uses.

The intent of Development Permit Area C is as follows:

- Establish a clear boundary between the urban and rural area.
- Protect the viability of farming on adjacent agricultural lands.
- Minimize the impacts of farming on urban lands.



Continuous vegetative buffer along the boundary of the Agricultural Land Reserve

### 10.4.2 EXEMPTIONS

The following activities do not require a development permit in Development Permit Area C:

- the construction of, addition to, or alteration of a residential, agricultural or accessory building or structure
- the construction of, addition to, or alteration of a commercial or institutional building or structure on a lot that is not located immediately adjacent to the ALR boundary or a road that abuts the ALR boundary, provided a restrictive covenant is registered on property title that states that nearby lands are located in the ALR, which may expose the urban lands to nuisances associated with normal farm practices
- the subdivision of a lot that is not located immediately adjacent to the ALR boundary or a road that abuts the ALR boundary, provided a restrictive covenant is registered on property title that states that nearby lands are located in the ALR, which may expose the urban lands to nuisances associated with normal farm practices

### 10.4.3 GUIDELINES

The following guidelines apply to all development within Development Permit Area C:

1. Subdivision design should minimize potential negative impacts that may occur between farm and non-farm land uses.
2. Avoid road endings or stubs and half-roads along the ALR boundary, where possible.
3. Best management practices (BMPs) should be employed to treat stormwater runoff, attenuate peak flows, and maintain pre-development infiltration rates.
4. A restrictive covenant shall be registered on property title that states that nearby lands are located in the ALR, which may expose the urban lands to nuisances associated with normal farm practices.
5. Building setbacks and buffers shall be established in accordance with the BC Ministry of Agriculture *Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges*, as updated from time to time. The buffer should be installed prior to commencing building construction.
6. A restrictive covenant shall be registered on property title that specifies the required building setback for principal buildings and prohibits the removal of vegetation and the construction of accessory buildings or structures in the buffer area.
7. Where trails and/or passive recreational uses are part of the landscaped buffer, the recreational features will not take up more than a third (1/3) of the width of the buffer and they will be located away from the ALR boundary.

## 10.5 DEVELOPMENT PERMIT AREA D – ENERGY AND WATER CONSERVATION AND REDUCTION OF GREENHOUSE GAS EMISSIONS

Lands identified as Development Permit Area D – Energy and Water Conservation and Reduction of Greenhouse Gas Emissions on Map 11 are designated as a Development Permit Area (DPA) under section 488.1(h), (i) and (j) of the *Local Government Act (LGA)*. The construction of, addition to, or alteration of a building or structure must not be started and land within the area must not be subdivided unless the owner first obtains a development permit or is exempted under Section 10.5.2.

### 10.5.1 JUSTIFICATION AND INTENT

The establishment of Development Permit Area D ensures that new developments in Brookwood-Fernridge protect the environment through energy and water conservation and greenhouse gas emissions reduction.

The intent of Development Permit Area D is as follows:

- Support the development of an energy efficient community.
- Create a positive impact on the natural environment through the protection of air quality and water resources, including the Brookwood Aquifer.
- Reduce the costs associated with the ongoing operation of buildings.
- Promote building occupant comfort and health.



- Support innovation in building design, including the use of passive and local renewable energy.

The DPA guidelines (Section 10.5.3) offer flexibility in achieving the overall intent of the DPA.

To verify that energy conservation and greenhouse gas emissions reduction targets are indeed achieved, the BC Energy Step Code establishes progressive performance target levels for construction of new buildings. These building code provisions create a consistent way of measuring and understanding energy use in all buildings, regardless of their level of performance.

In conjunction with the BC Energy Step Code's intent to transition industry to net zero energy ready buildings by 2032, performance levels are intended to incrementally increase industry wide with time. This methodology will allow industry capacity building to take place to ensure performance levels are reasonably achievable by industry, rather than introducing a significant one time shift in performance requirements that could result in unintended consequences.

Construction taking place on lands located within DPA D, unless otherwise exempted under Section 10.5.2., is intended to achieve the BC Energy Step Code performance target levels as referenced in Langley Building Bylaw 2008 No. 4642, as amended. As the minimum baseline BC Building Code energy efficiency performance levels are expected to change over time, it is anticipated that the BC Energy Step Code performance levels will also adjust accordingly to coincide.

With regards to water conservation, institutional, multi-family, commercial and mixed use developments should demonstrate compliance with the DPA guidelines on a landscape plan prepared by a registered member of the British Columbia Society of Landscape Architects. For all other developments, including single family dwellings, the applicable DPA guidelines should be incorporated as conditions of the development permit and/or provisions of an exterior design control agreement along with a list of preferred plant species (e.g. drought tolerant and native).

### 10.5.2 EXEMPTIONS

The following activities do not require a development permit in Development Permit Area D:

- additions to or alterations of existing single family dwellings or manufactured homes where the construction value of the work does not exceed 50% of the value of the building
- construction of, addition to, or alteration of an agricultural or accessory building or structure
- additions to or alterations of existing multi-family, commercial or institutional buildings, provided any building addition is less than 50 m<sup>2</sup> in floor area
- land alterations and site improvements such as landscaping, paving, and access paths, provided the improvements are compatible with the Development Permit Area Guidelines

### 10.5.3 GUIDELINES

The following guidelines apply to all development within Development Permit Area D:

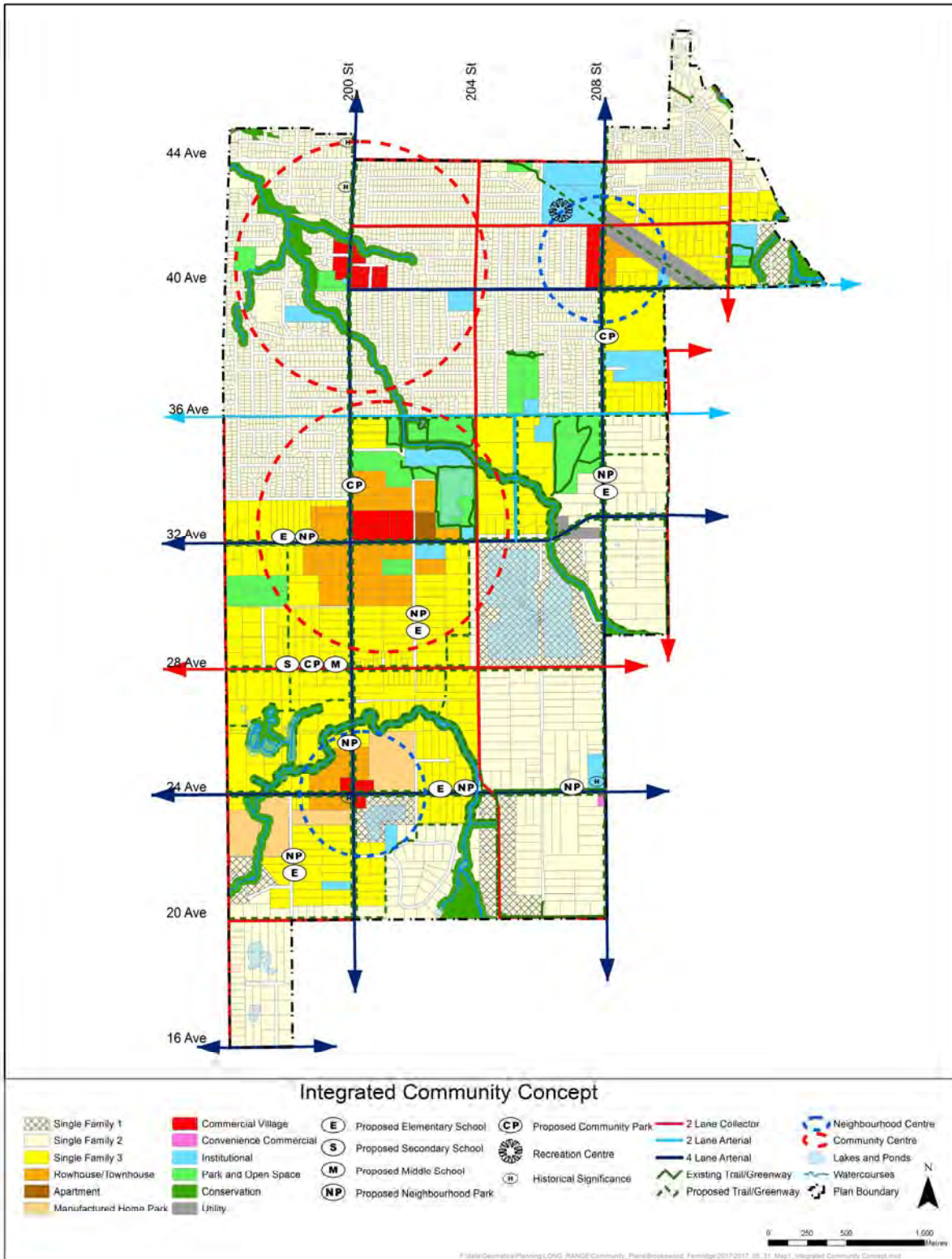
1. Use drought tolerant and native plant species to minimize the need for landscape irrigation.
2. Reduce lawn areas in favour of planted areas, particularly for commercial developments.

3. Design and install high-efficiency irrigation systems, particularly for multi-family and commercial developments.
4. Include dedicated electrical equipment for electric vehicle charging in exterior parking areas.
5. Optimize building form and thermal performance of building envelopes to minimize heating, cooling and lighting requirements. Consider the following design strategies:
  - a. Lots should be subdivided and oriented to take advantage of opportunities for improving passive solar heating, reducing heat loss and supporting natural ventilation. Orient subdivisions on an east-west road grid and ensure a south facing roof aspect.
  - b. While acknowledging that buildings should be oriented to the street, whenever possible, design, orient and site buildings to optimize passive solar energy potential by orienting buildings towards the south ( $\pm 30^\circ$  east or west) and using optimally sized south-facing windows.
  - c. Ensure that the siting, form and scale of buildings do not block solar access from existing or anticipated development and that shadowing impacts on adjacent buildings are minimized. Sun shade diagrams should be provided to demonstrate that overshadowing is minimized.
  - d. Reduce reliance on artificial light by maximizing daylight penetration into buildings. Consider the use of clerestories, light shelves and solar tubes to maximize daylighting while minimizing heat gain in summer and heat loss in winter.
  - e. To maximize low-angle solar gain in winter months and minimize high-angle heat gain in summer months, design for flexible sunscreens, louvres or overhangs for windows on south and west facing elevations. A properly sized overhang can shade a south window for most of a summer day, without blocking out the low angled winter sun.
  - f. Place deciduous trees on the south and west sides of a structure to offer shade in summer, and allow access to solar heat in winter.
  - g. For all outdoor lighting, use efficient lighting design such as LEDs and motion or photo-sensitive lighting while still supporting safe pedestrian mobility.
  - h. Apply thermal mass such as exposed concrete floors or concrete block partition walls to the ground floor of the south side of buildings to absorb solar heat in winter and radiate it back at night.
  - i. Green roofs and/or walls are encouraged where they can be shown to reduce heating and cooling needs, enhance biodiversity, reduce fire hazards, mitigate stormwater runoff, or realize other benefits. Where green roofs are impractical, roof reflectance should be maximized by selecting lighter colour cladding materials to reduce heat island effects and increase occupant comfort.
  - j. Acquire at least 10% of the building's total energy demand through the use of on-site renewable energy with an emphasis on heating/cooling systems such as geo-exchange, air-source heat pumps, heat recovery from wastewater, biomass and solar thermal.
  - k. Solar thermal or solar electric technologies should be incorporated, but, where they are not incorporated during initial construction, all buildings should be designed to be "solar ready" as defined by Natural Resources Canada's *Solar Ready Guidelines* (note that all new single family homes are required to be "solar ready" in accordance with the Township's *Solar Hot Water Ready Regulation*).

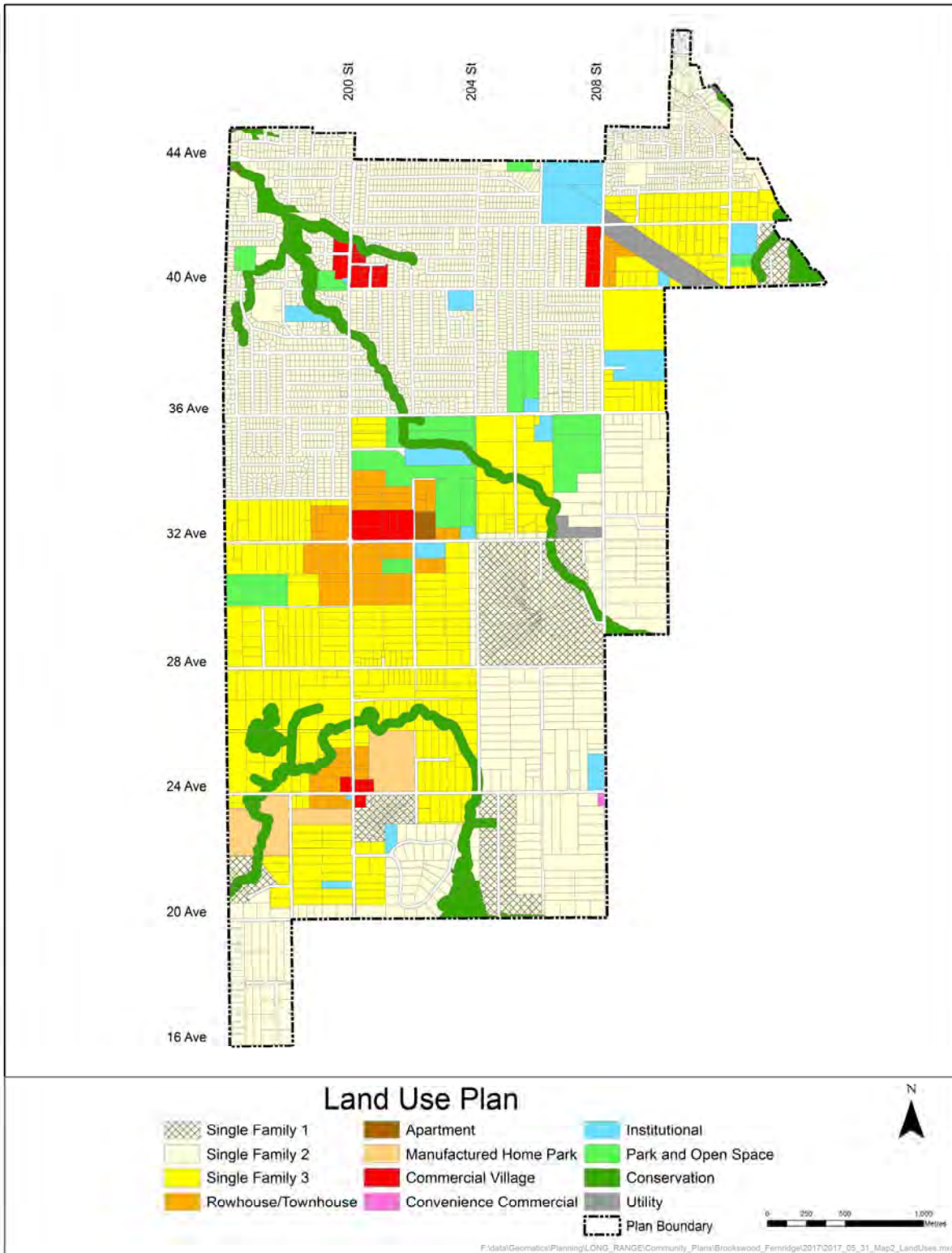
The following measures do not form part of the development permit area guidelines, but are provided as suggestions that could be incorporated in designs to conserve energy and water and reduce GHG emissions in new development.

- Incorporate high thermal performance windows, doors, and skylights and other insulation methods.
- Provide operable windows on all building elevations to increase opportunities for natural ventilation, reducing reliance on mechanical HVAC systems.
- The envelope or shell of the building is where heat loss occurs. When considering interior layout, use compact design principles. A shape as close to a square as possible is optimum to minimize corners and maximize floor area in relation to outside wall area.
- Balance narrow floor plans and greater floor-to-ceiling heights with the envelope to floor area ratio in such a way that optimizes daylight penetration/distribution and passive ventilation while not negatively affecting thermal efficiency.
- When considering room placement, situate the kitchen on a northern or eastern elevation to avoid over-heating the house in warm summer months. Locate evening-use rooms on western elevations to benefit from evening sun and frequent-use rooms such as offices and living rooms on southern elevations to benefit from daylighting and solar heat gain.
- Use energy efficient fixtures and smart automation technologies such as timers, occupancy sensors, programmable thermostats and daylight-responsive controls in all regularly occupied spaces where possible to maximize energy efficiency.
- Employ water efficiency strategies such as water-conserving plumbing fixtures, appliances and control technologies.
- Reuse existing building materials where practical, but when not practical, recycle to the fullest extent possible. Demolition and construction waste diversion planning should form part of the development process, including the identification of all materials to be diverted from the landfill.
- Include dedicated electrical equipment required for electric vehicle charging for interior parking spaces. When not possible, building design should incorporate “EV ready” practices for simple future installation of EV charging equipment. Examples include an electrical room designed with sufficient panel space for the future installation of electrical equipment necessary to support electric vehicle charging; electrical raceway from the electrical room to parking spots; and physical space for EV charging equipment.

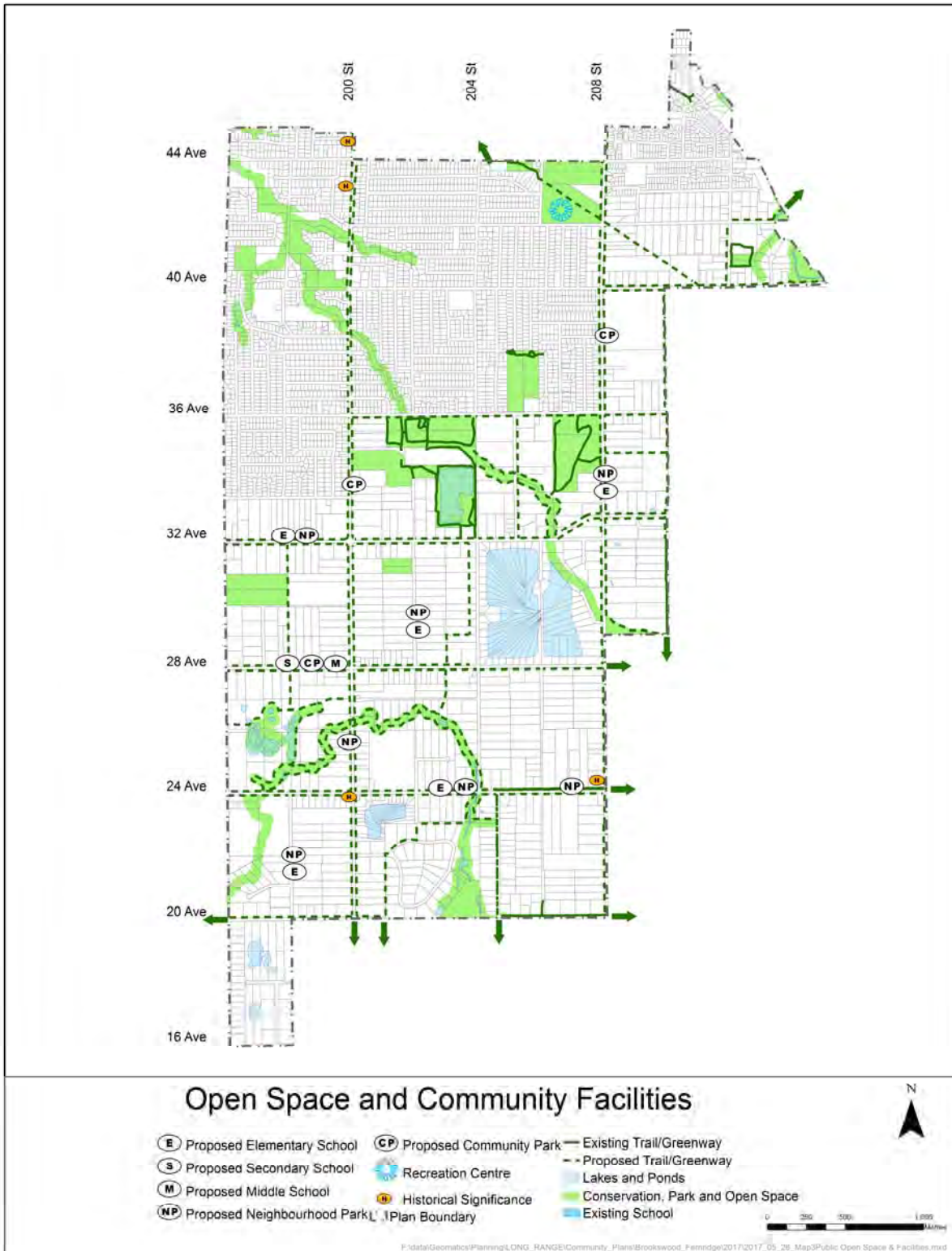
Map 1 – Integrated Community Concept



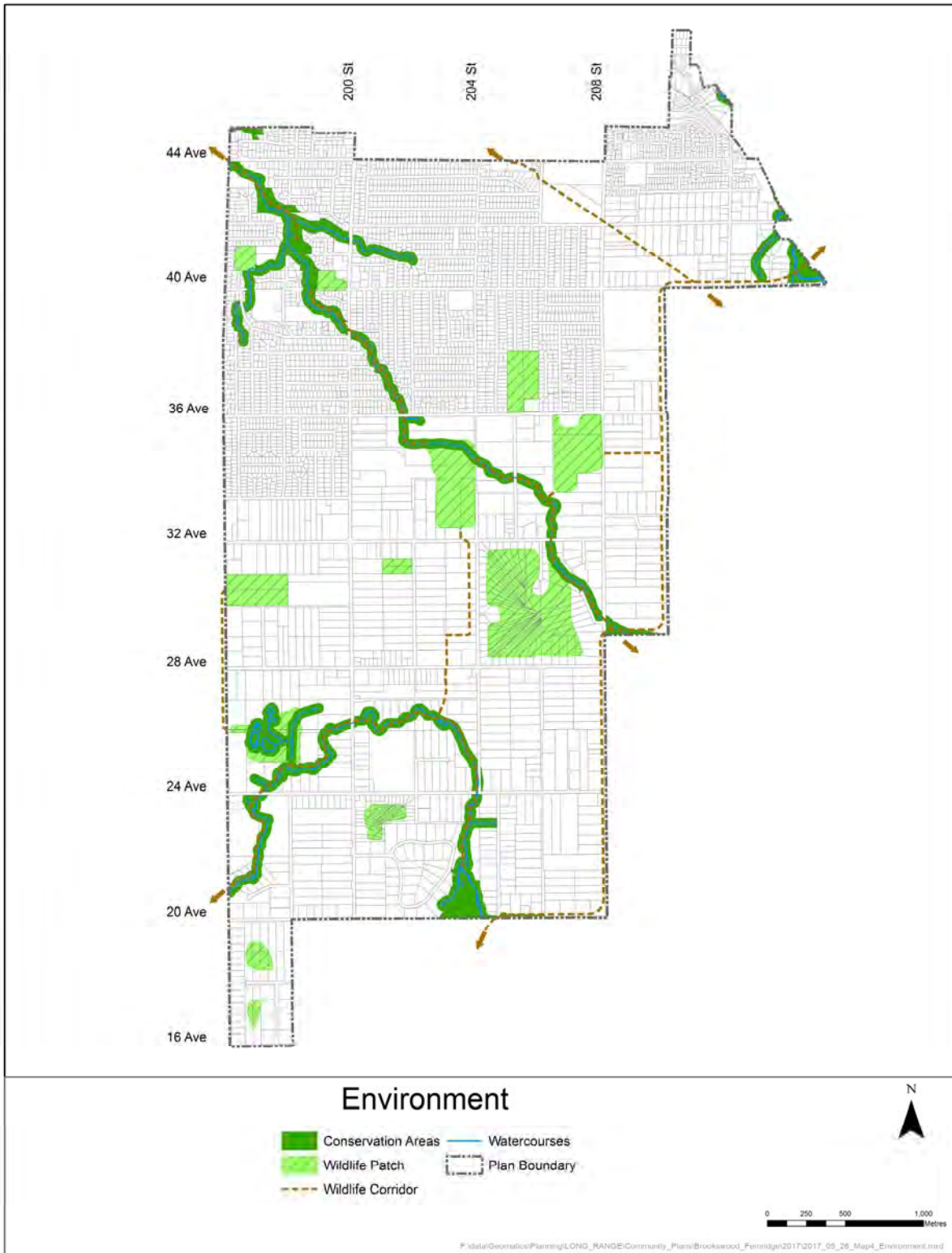
### Map 2 – Land Use Plan



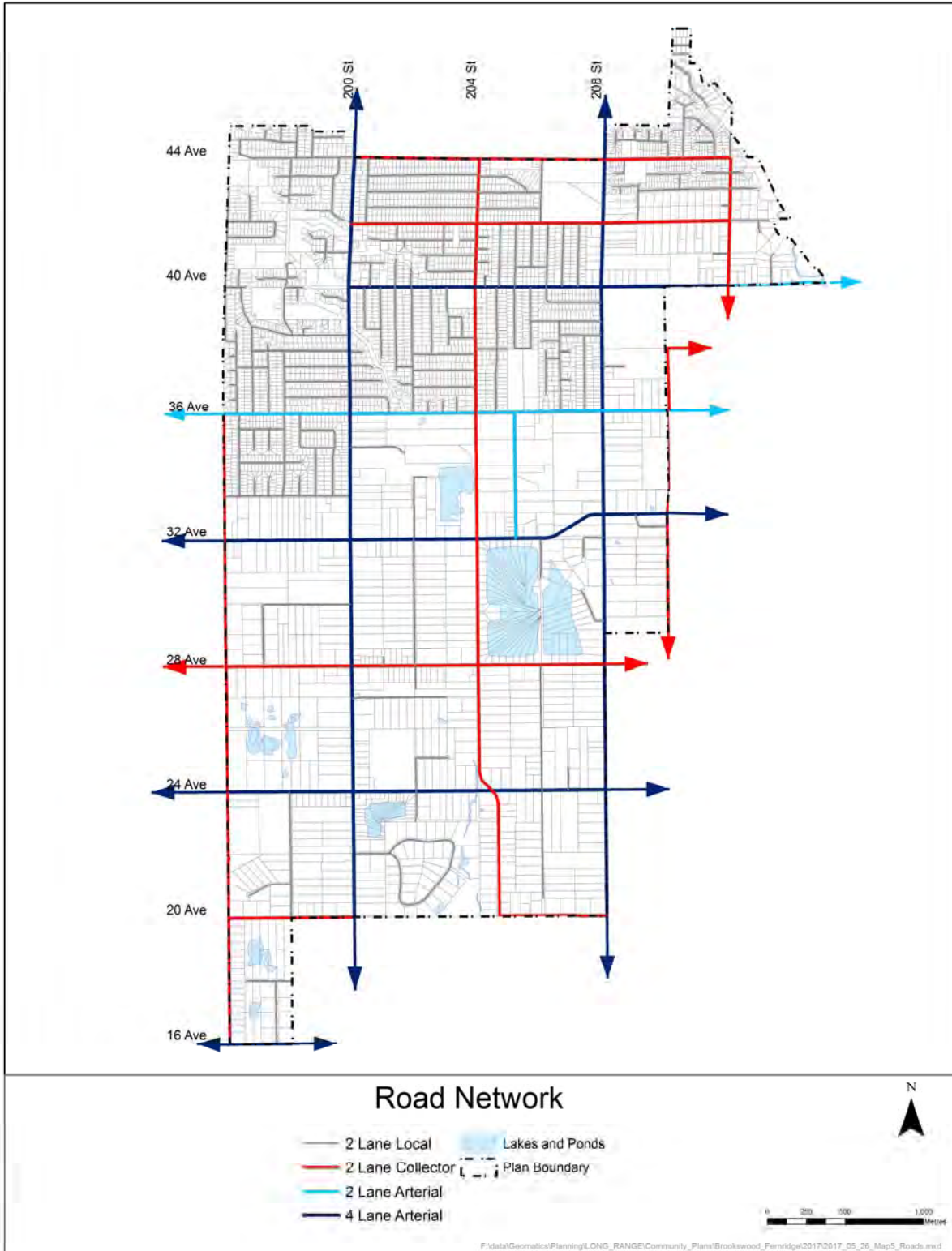
Map 3 – Open Space and Community Facilities



Map 4 – Environment

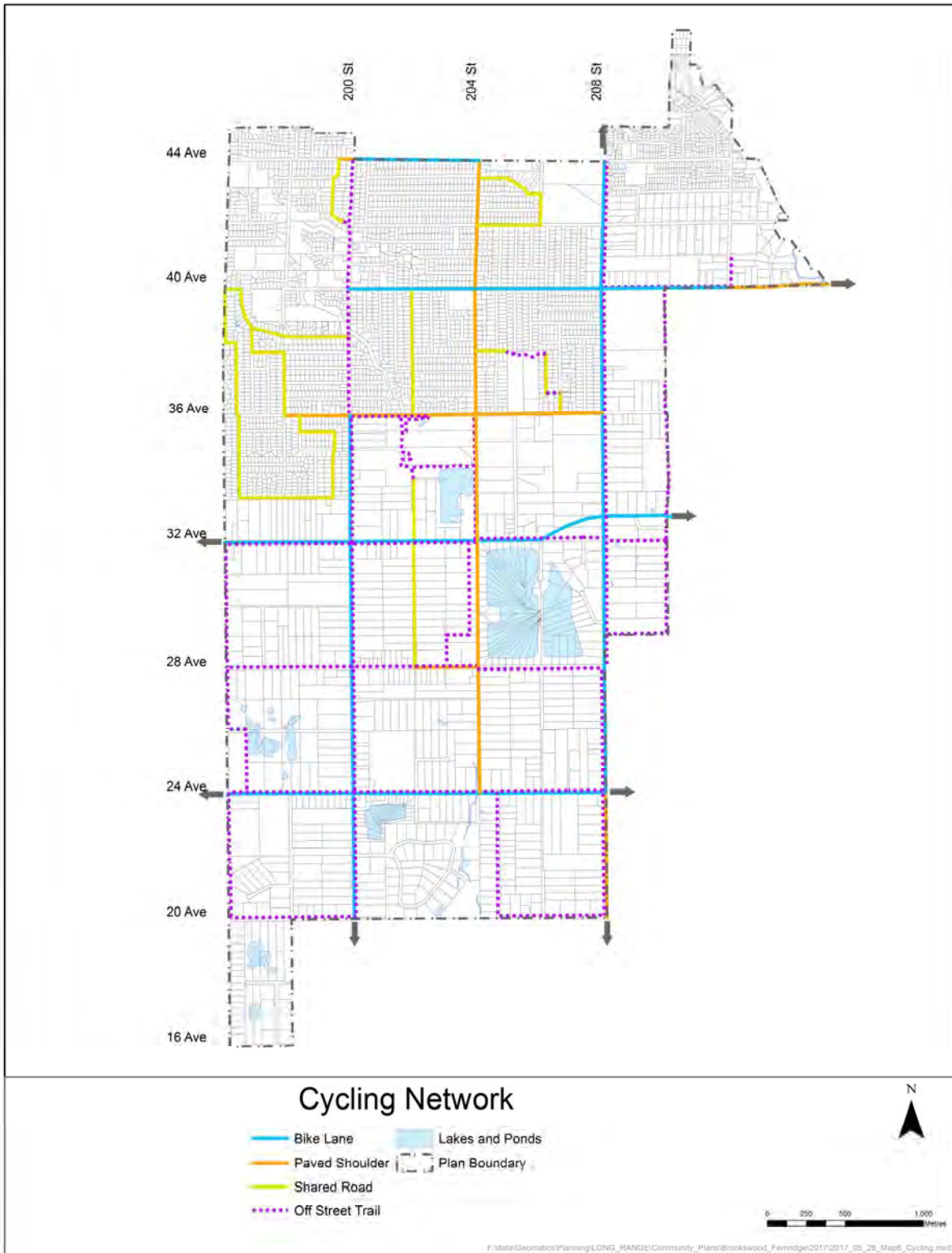


### Map 5 – Road Network

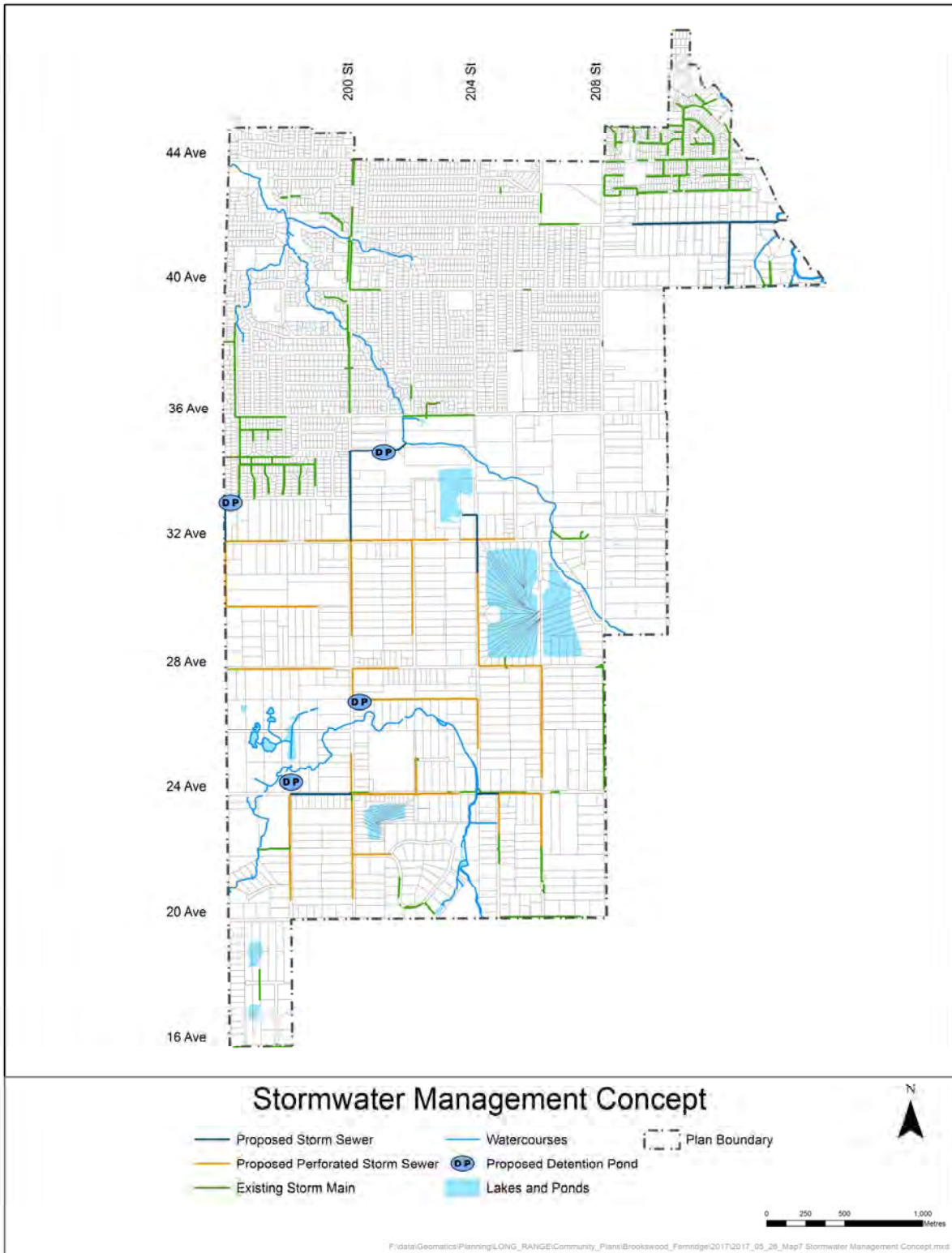




### Map 6 – Cycling Network



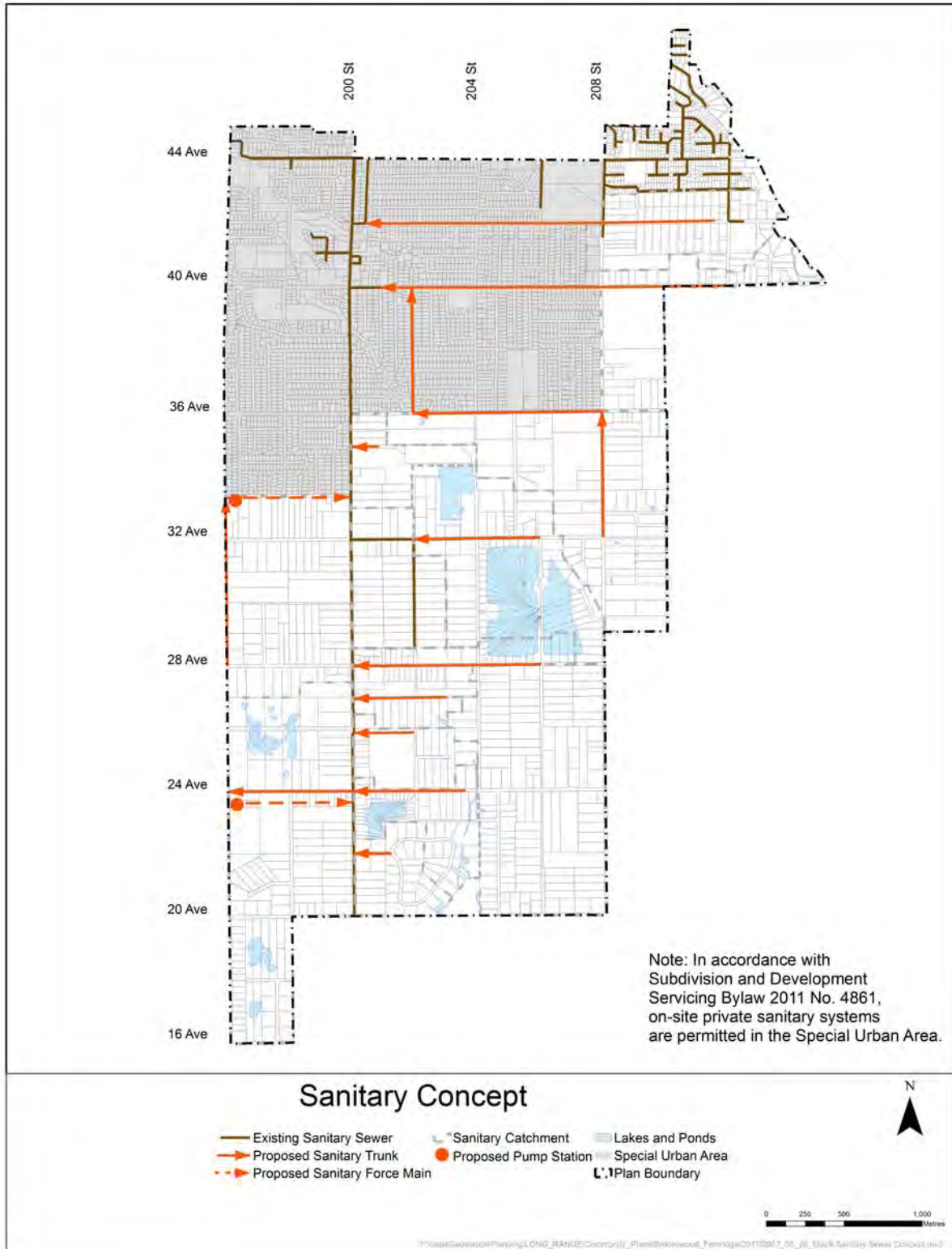
### Map 7 – Stormwater Management Concept



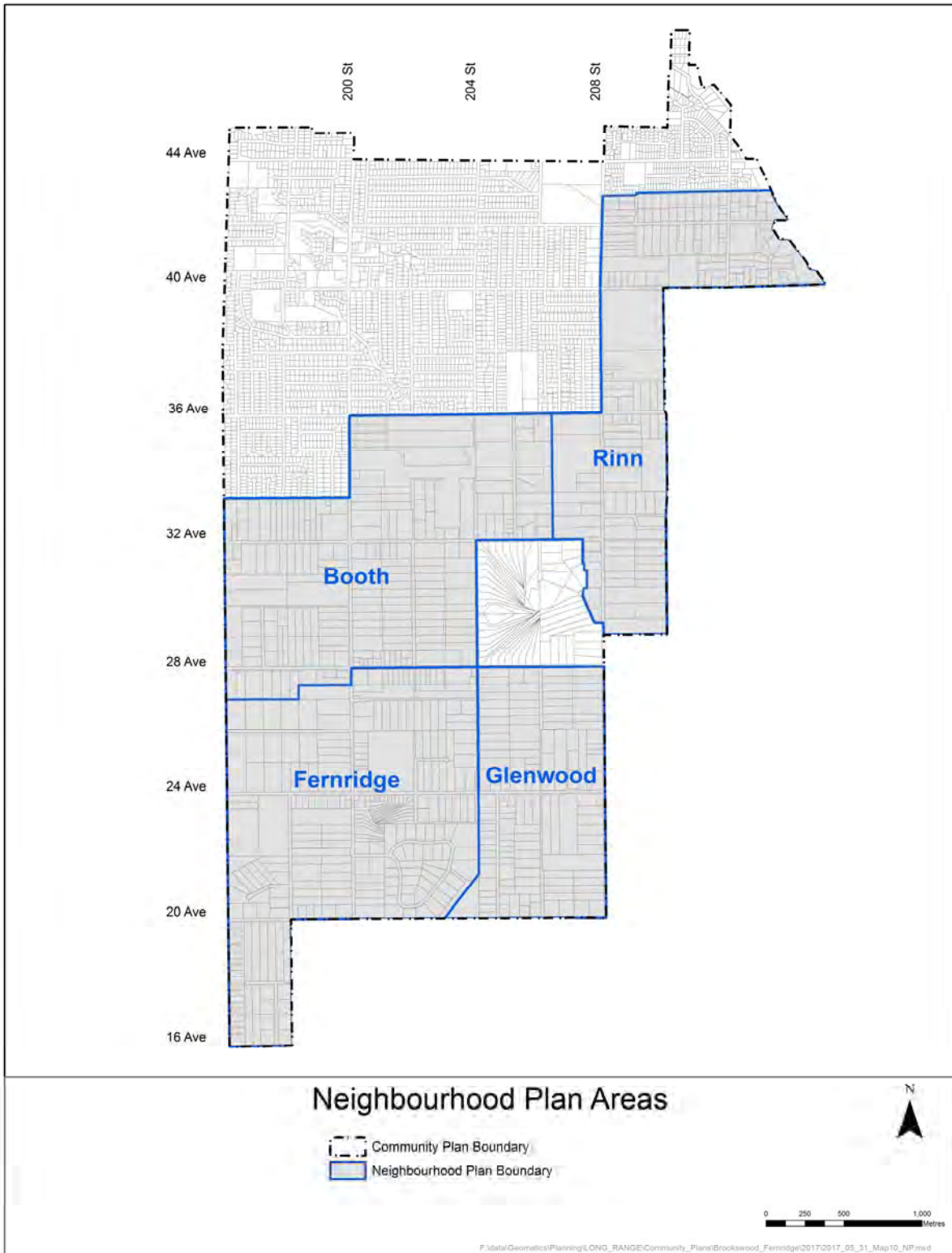
### Map 8 – Municipal Water Concept



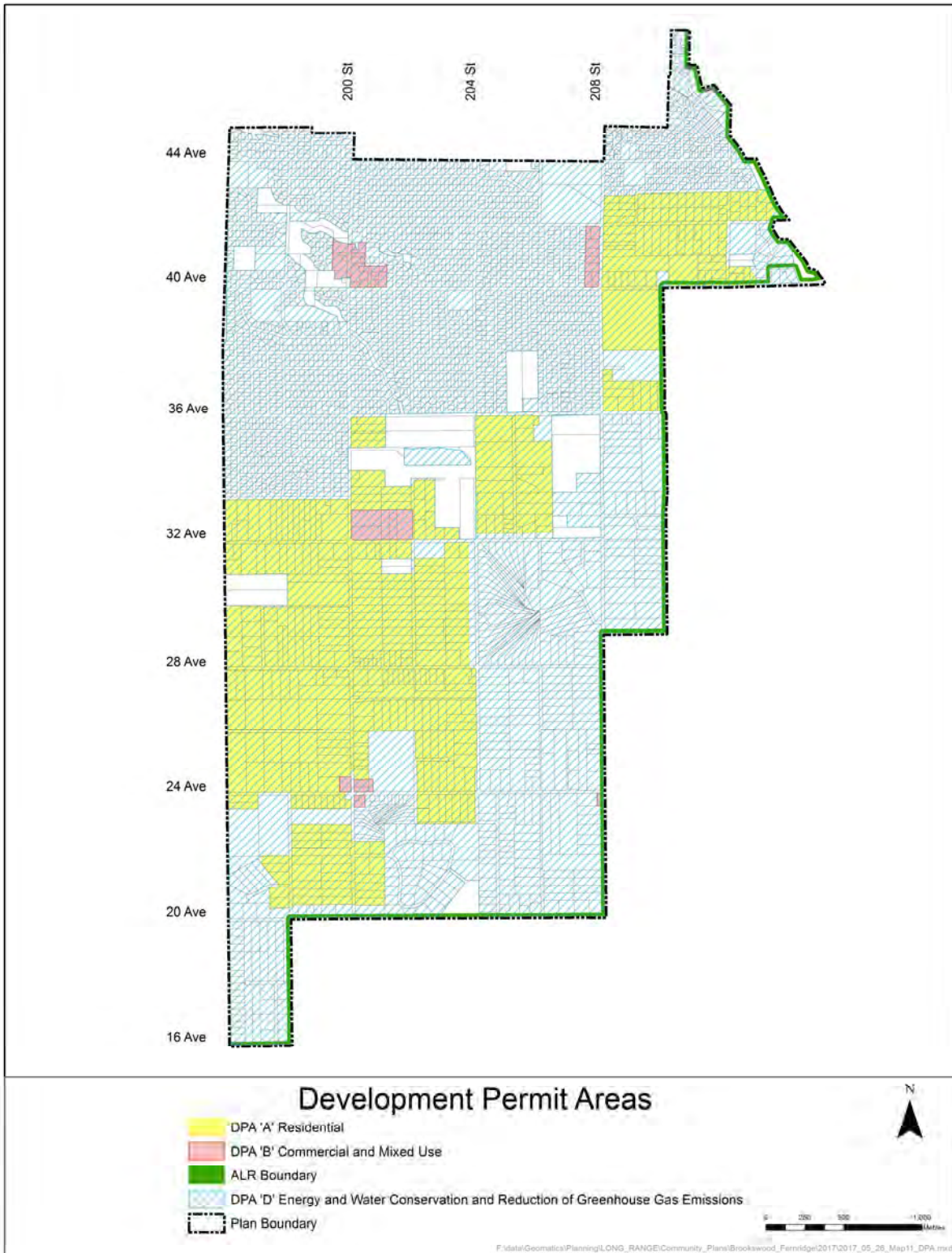
### Map 9 – Sanitary Concept

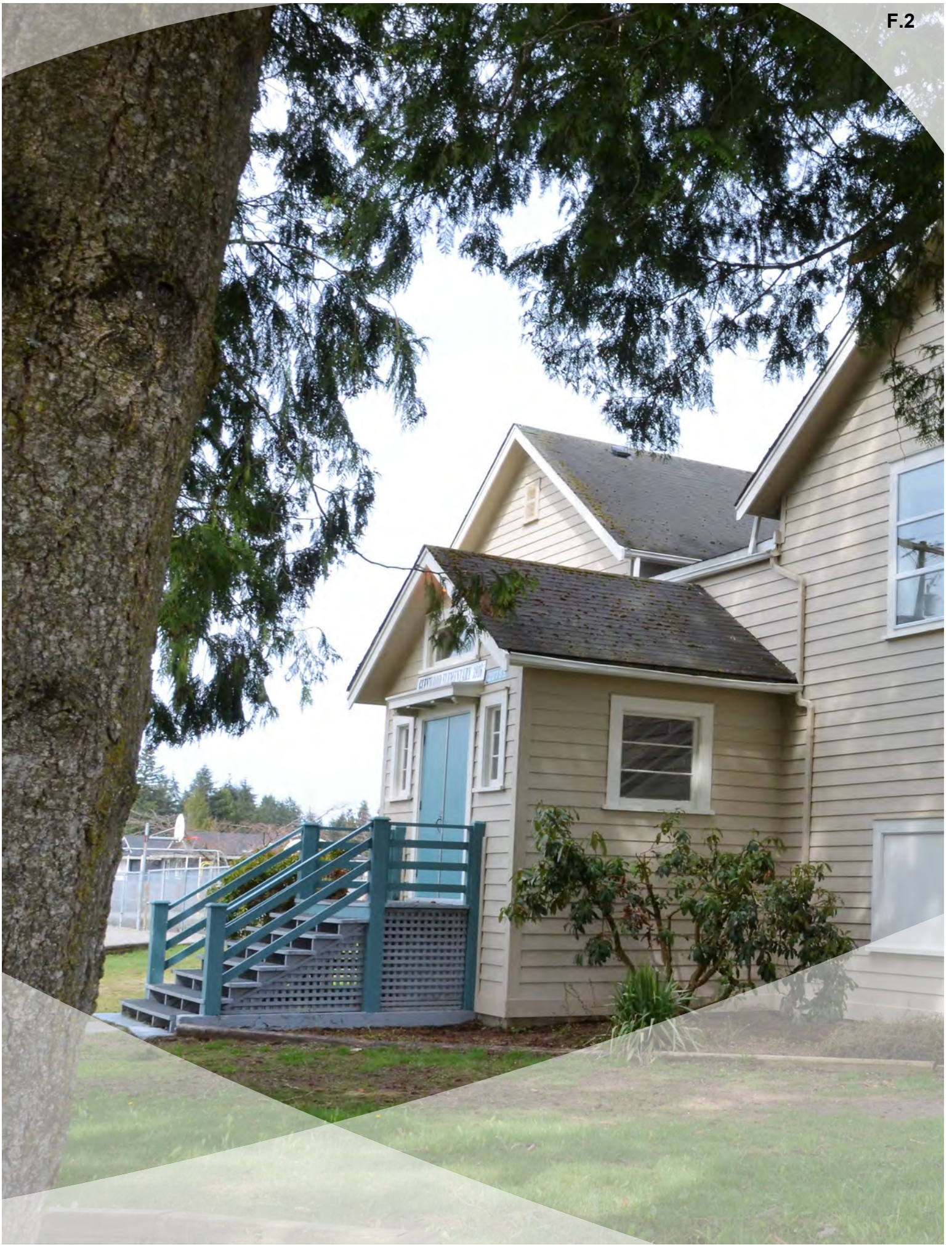


Map 10 – Neighbourhood Plan Areas



Map 11 – Development Permit Areas





Township of  
**Langley**



Est. 1873

Township of Langley  
20338 - 65 Avenue  
Langley, British Columbia V2Y 3J1

Community Development Division  
604.533.6034

tol.ca



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**BROOKSWOOD-FERNRIDGE TREE PROTECTION BYLAW 2017 NO. 5301**

**EXPLANATORY NOTE**

Bylaw 2017 No. 5301 is to regulate, prohibit and impose requirements in relation to tree clear-cutting prior to development in undeveloped areas of Brookswood-Fernridge.

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### BROOKSWOOD-FERNRIDGE TREE PROTECTION BYLAW 2017 NO. 5301

WHEREAS the *Community Charter*, S.B.C. 2003 c. 26 authorizes Council to regulate, prohibit or impose requirements in relation to Trees;

AND WHEREAS Council deems it desirable to regulate, prohibit, and impose requirements in relation to Tree clear-cutting in undeveloped areas of Brookswood-Fernridge;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

#### 1. Title

This Bylaw may be cited for all purposes as “Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301.”

#### 2. Definitions

For the purpose of this Bylaw the following words have the following meanings:

“**Arborist**” means an Arborist certified by the International Society of Arboriculture.

“**Building Envelope**” means the area of a Parcel occupied or to be occupied by a building or structure that is permitted under a Building Permit.

“**Building Permit**” means a Building Permit issued under the Langley Building Bylaw 2008 No. 4642 as amended or replaced from time to time.

“**Bylaw Enforcement Officer**” means any person designated as a bylaw enforcement officer under the Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended or replaced from time to time.

“**Chief Building Official**” means the individual appointed by Council to be the Township building inspector or a person duly authorized to carry out the powers and duties of the Township building inspector.

“**Development**” means a change in the use of any land or building, or the carrying out of any excavation, demolition, construction, engineering, or other operations in, on, over, or under land or land covered by water, or an existing building or group of buildings.

“**Development Permit**” means a Development Permit issued in connection with a Development.

“**Director of Development Services**” means the individual appointed to be the Director of Development Services or a person duly authorized to carry out the powers and duties of the Director of Development Services.

“**Farm Operation**” means any of the following activities involved in carrying on a farm business:

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and structures;
- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;

and includes

- a) intensively cultivating in plantations, any
  - (i) specialty wood crops, or
  - (ii) specialty fibre crops prescribed by the minister;
- b) conducting turf production
  - (i) outside of an agricultural land reserve, or
  - (ii) in an agricultural land reserve with the approval under the Agricultural Land Commission Act of the Provincial Agricultural Land Commission;
- c) aquaculture as defined in the Fisheries Act if carried on by a person licensed, under Part 3 of that Act, to carry on the business of aquaculture;
- d) raising or keeping game, within the meaning of the Game Farm Act, by a person licensed to do so under that Act;
- e) raising or keeping fur bearing animals, within the meaning of the Fur Farm Act, by a person licensed to do so under that Act;
- f) processing or direct marketing by a farmer of one or both of
  - (i) the products of a farm owned or operated by the farmer, and
  - (ii) within limits prescribed by the minister, products not of that farm,

to the extent that the processing or marketing of those products is conducted on the farmer's farm;

but does not include:

- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
- b) breeding pets or operating a kennel;
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the Minister of Agriculture,

or as this term is otherwise defined in the *Farm Practices Protection (Right to Farm Act)*, from time to time.

**“GM Engineering and Community Development”** means the individual appointed to carry out administration of planning, Development and emergency matters or a person duly authorized to carry out the powers and duties of the GM Engineering and Community Development.

**“Hazardous Tree”** means any Tree, which due to its location, condition, health or any other circumstances as determined by an Arborist, presents a hazard to the safety of persons, the public, private property or other Trees.

**“Manager of Bylaws”** means the individual appointed to inspect under and enforce bylaws of the Township, and in this Bylaw a reference to the Chief Building Official, Director of Development Services, Township Engineer or GM Engineering and Community Development includes without limitation a reference to the Manager of Bylaws.

**“Owner”** means one or more of the following in respect of a Parcel:

- a) a registered owner;
- b) an owner under an agreement;
- c) a tenant or an occupier of the land;
- d) an occupier of Crown lands;
- e) an owner of a strata lot if the subject Tree is within the boundaries of the strata lot;
- f) a strata corporation if the subject Tree is within the boundaries of the common property; and
- g) a cooperative association which owns or occupies the Parcel.

**“Parcel”** means any lot, block or other area in which land is held or into which it is subdivided, and includes a strata lot, the common property of a strata corporation, and a leasehold parcel, but does not include a highway.

**“Protection Barrier”** means a barrier erected to protect a Tree and its roots that:

- a) is at least 1.2 metres high measured from the ground
- b) meets the distance requirements set out in Schedule B, measured 1.4 metres above the existing grade of the ground adjoining the base of the Tree; and
- c) is constructed in accordance with Schedule B.

**“Replacement Tree”** means 2.5 metres in height coniferous trees and 6 cm caliper deciduous trees in equal proportions.

**“Township Engineer”** means the individual appointed to be the General Manager of Engineering or a person duly authorized to carry out the powers and duties of the General Manager of Engineering.

**“Tree”** means a self-supporting, perennial, woody plant that has a trunk or stem and a root system.

**“Tree Protection Area”** means the land between a Tree and a Protection Barrier.

### 3. Schedule and Severability

3.1 Schedules A and B are attached to and form part of this Bylaw.

- 3.2 A decision by a court that any part of this Bylaw is illegal, void, or unenforceable severs that part from this Bylaw, and is not to affect the balance of this Bylaw.

#### **4. Application of Bylaw**

- 4.1 This Bylaw applies only to the geographic area described as "Subject Area" on the plan attached as Schedule A.

#### **5. General**

- 5.1 A person must not remove or relocate a Tree from or on any Parcel except as expressly permitted by this Bylaw.
- 5.2 The Owner of a Parcel must care for each Tree on the Parcel in accordance with the requirements of this Bylaw.
- 5.3 A person must not commence or carry on any excavation, demolition or construction on a Parcel, except in accordance with the requirements of this Bylaw.

#### **6. Tree Removal Permitted**

Without limitation, every person, including the Owner, is prohibited from removing:

- a) more than two Trees in a calendar year from a Parcel less than 0.8 ha in area; or
- b) more than four Trees in a calendar year from a Parcel equal to or greater than 0.8 ha in area.

#### **7. Exemptions**

This Bylaw does not apply to:

- a) a Parcel or an area of a Parcel on which a Farm Operation is carried out on a continuous basis;
- b) a sight triangle as defined in the Township of Langley Highway and Traffic Bylaw 2010 No. 4758 as amended or replaced from time to time;
- c) an area approved under a provincial regulation for a septic field or water well;
- d) the removal of a Tree if it is located within the Building Envelope of a Parcel where the removal of the Tree is necessary for the purpose of constructing a building, an addition to a building or construction of an accessory building under an approved Building Permit;
- e) the removal of a Tree in the event of an emergency, if within 30 days after the cutting a professional engineer certifies in writing to the Township's Engineer that in their professional opinion the removal was necessary to address the emergency in relation to flooding, slope stability, human safety or protection of an improvement on a Parcel;
- f) the removal of a Tree that has a trunk or stem the diameter of which, or two or more trunks or stems the combined diameter of the two or three largest trunks or stems of which, measured 1.4 m above the existing grade of the ground adjoining its base, is less than 20 cm;

- g) the removal of a Tree that is or will imminently become a Hazardous Tree, as certified in writing by an Arborist; and
- h) the removal of a Tree permitted by and in accordance with the terms of Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended or replaced from time to time.

## 8. Exemption for Public Utility and Park

This Bylaw does not apply to:

- a) the removal or relocation of a Tree in connection with the construction or maintenance of a public utility in a public utility easement or statutory right of way;
- b) the removal or relocation of a Tree in a Township park or other Parcel owned or held by the Township; and
- c) the removal or relocation of a Tree on a Langley School District school property.

## 9. Protection Barrier

Before a person commences demolition, excavation, or construction on a Parcel, except for an interior renovation, the Owner of the Parcel must install a Protection Barrier for each Tree located on the Parcel, on adjacent property within two metres of any boundary of the Parcel, and on any highway adjacent to the Parcel.

## 10. Location of Protection Barrier

If the Tree is on an adjacent property within two metres of any boundary of the Parcel, each Protection Barrier referred to in section 9 must extend into the Parcel from the nearest boundary of the adjacent Parcel by the greater of two metres or such other distance determined by an Arborist to be necessary to protect the Tree and the adjacent property.

## 11. Requirements for Trees on boulevards

In addition to the requirements of section 9, before and during demolition, excavation, or construction on a Parcel, the Owner of the Parcel must:

- a) comply with the requirements of the Township Engineer with respect to any Tree on a boulevard adjacent to the Parcel;
- b) not prune, move, or otherwise disturb such Tree unless the Township has given its prior written permission;
- c) ensure that each Protection Barrier:
  - (i) allows for free and clear passage of pedestrians on the surrounding portion of the boulevard and on the sidewalk adjacent to the boulevard,
  - (ii) allows for clear visibility of fire hydrants, driveway accesses, and crosswalks,
  - (iii) is 0.6 m or more from the curb to allow for the opening of car doors, and
  - (iv) is 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

## 12. Issuance of Building Permit

Despite Township of Langley Zoning Bylaw 1987 No. 2500 as amended or replaced from time to time, and Langley Building Bylaw 2008 No. 4642 as amended or replaced from time to time, a person is not entitled to a permit for demolition, excavation, or construction on a Parcel, except for an interior renovation, unless an Arborist has inspected and approved each required Protection Barrier on the Parcel or boulevard and certified the approval to the GM of Engineering and Community Development in writing.

## 13. Condition of Protection Barriers and Trees

A person who installs a Protection Barrier on the Parcel must:

- a) care for the Tree within the Tree Protection Area, during the construction process, including sufficient watering, particularly if excavation has disturbed the Tree root system;
- b) attend to proper root pruning and care for the remaining root system;
- c) to minimize root damage, soil erosion and Tree disturbance, wrap a temporary root curtain around the root zone to retain and protect the exposed area, which root curtain is to consist of heavy wire mesh or similar material lined with burlap and supported by posts;
- d) use backfill to ensure that none of the roots remain exposed;
- e) if required by the Township Engineer for offsite and the Chief Building Official for onsite, tunnel rather than trench when installing underground utilities and drainage lines, which technique includes boring a hole under or through the root system with minimum disturbance, and carry out any excavation within the Tree Protection Area to accommodate underground installations, including services and footings, by hand; and
- f) maintain such Protection Barrier, repair any damage to it, and not alter or remove it until construction is complete.

## 14. Streamside Protection

This Bylaw is without prejudice to Schedule 3 Development Permit Areas: Streamside Protection and Enhancement under Langley Official Community Plan 1979 Bylaw No. 1842, as amended or replaced from time to time.

## 15. No encroachment

A person must not encroach into a Tree Protection Area with or without vehicles, structures or equipment, and must not store anything in such area until construction is complete.

## 16. Treatment of a Tree

A person must not:

- a) remove bark from, or cause any damage to, a Tree;
- b) alter the existing grade around a Tree, except to raise the grade by no more than:

- (i) five centimetres within a one metre circumference around the trunk, and
- (ii) a further five centimetres between the one metre circumference and the circumference of the drip line of the Tree;
- c) do anything that would cause a Tree to become a Hazardous Tree;
- d) do anything that would cause a Tree to die;
- e) top or prune a Tree to the extent that it is unlikely ever to regain its health or characteristic appearance; or
- f) climb a Tree using climbing gaffs, spurs, or spikes.

### **17. Root pruning**

A person must not prune the roots of a Tree unless that person is an Arborist, or is supervised by an Arborist.

### **18. Entry on property**

A Bylaw Enforcement Officer, the Director of Development Services or the GM Engineering and Community Development may enter a Parcel to assess or inspect the Parcel, and Trees or stumps on the Parcel, to determine:

- a) compliance with the requirements of this Bylaw; and
- b) the state and condition of any Tree on the Parcel.

### **19. Unlawful damage to or removal of a Tree**

In addition to a fine under this Bylaw, a person who, in contravention of this Bylaw:

- a) cuts or damages a Tree on a Parcel to the extent that, in the opinion, of the Director of Development Services, it is or will become a Hazardous Tree, it has lost its characteristic appearance, it is or will become diseased, or it is dead or will die prematurely; or
- b) removes a Tree from a Parcel,

promptly upon receipt of an order from the Director of Development Services, GM Engineering and Community Development or Chief Building Official, must comply with section 20.

### **20. Replacement of unlawfully damaged or removed Tree**

A person referred to in section 19 must within 14 days after receipt of an order from the Director of Development Services, GM Engineering and Community Development or Chief Building Official under section 19, replace any Tree referred to in such order with three Replacement Trees of the same species.



## **21. Requirement to discontinue or carry out work**

Council hereby delegates to a Bylaw Enforcement Officer, the Director of Development Services and the GM Engineering and Community Development the authority to order or direct any person to:

- a) discontinue or refrain from proceeding with any work or doing anything that is in contravention of this Bylaw; and
- b) carry out any work or do anything required by this Bylaw;

and failure on the part of such person to comply with such order or direction within the time specified in such order or direction is a violation of this Bylaw.

## **22. Service of notice**

Council empowers a Bylaw Enforcement Officer, the Director of Development Services and the GM Engineering and Community Development the authority to serve an order, direction, or notice under this Bylaw:

- a) by mailing it by registered post to the Owner of the applicable Parcel at the address shown on the real property tax assessment roll;
- b) by mailing it by registered post to the person who is the addressee of the notice;
- c) by handing it to the person who is the addressee of the notice; or
- d) if the notice refers to real property, by posting it on the real property.

## **23. Offence under Bylaw**

It is an offence against this Bylaw, with liability for the penalties imposed under this Bylaw, for any person to:

- a) contravene any provision of this Bylaw, or do any act or thing which contravenes any provision of this Bylaw, or cause or permit any other person to do any act or thing which contravenes any provision of this Bylaw;
- b) neglect to do or refrain from doing anything required to be done by any provision of this Bylaw; or
- c) fail to comply with an order, direction, or notice given under any provision of this Bylaw, or cause or permit any other person to fail to comply with an order, direction, or notice given under any provision of this Bylaw.

## **24. Separate offence**

If a person breaches this Bylaw in a manner or to an extent that affects more than one Tree, Council deems that person guilty of an offence against this Bylaw in respect of each Tree.

## **25. Fine for offence**

Every person who commits an offence against this Bylaw is punishable on conviction by a fine of not less than \$500.00 and not more than \$10,000.00 for each offence.

**26. Fine for continuing offence**

Every person who commits an offence of a continuing nature against this Bylaw is punishable on conviction by a fine of not less than \$500.00 and not more than \$10,000.00 for each day, per Tree or per offence as such offence continues.

**27. Repeal**

Interim Tree Clear-Cutting Bylaw 2014 No. 5080 is hereby repealed.

**28. Amendment**

Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended is further amended by deleting the current Designated Bylaw Contraventions and Penalties under Schedule A with reference to Township of Langley Interim Tree Clear-Cutting Bylaw 2014 No. 5080 and replacing it with the following Designated Bylaw Contraventions and Penalties for Tree Clear-Cutting Bylaw 2017 No. 5301:

**Brookwood-Fernridge Tree Protection Bylaw 2017 No. 5301**

<b>Column 1 Offence</b>	<b>Column 2 Bylaw Section</b>	<b>Column 3 Fine</b>
• Removal or relocation of a tree contrary to the bylaw	5.1	\$500 per tree
• Commencing or carrying on demolition, excavation, or construction on a parcel contrary to the bylaw	5.3	\$500
• Removal of more than two trees in a calendar year from a parcel less than 0.8 ha in area	6(a)	\$500 per excess tree
• Removal of more than four trees in a calendar year from a parcel equal to or greater than 0.8 ha in area	6(b)	\$500 per excess tree
• Failure to install a Protection Barrier prior to commencing demolition, excavation or construction on a Parcel	9	\$500
• Encroach into a Tree Protection Area	15	\$500
• Treating a Tree in a manner contrary to the bylaw	16	\$500
• Pruning the roots of a Tree contrary to the bylaw	17	\$500

- Failure to replace an unlawfully damaged or removed tree in accordance with an order 20 \$500

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017

RECONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

### SCHEDULE A



**SCHEDULE B**

**TLP 29 – TREE PROTECTION DETAIL**

